



Corpus Street, Cheltenham, GL52 6EZ

*CR*  
In Excess of £490,000



## Corpus Street

Cheltenham, GL52 6EZ

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Freehold Three-Bedroom Home
- Well-lit Throughout
- Fully Converted Basement
- Duplex Garden
- Close Proximity To Central Town
- Off Road Parking





Nestled in a highly desirable central location, this beautifully presented three-bedroom period home offers a unique blend of charm, space, and modern living. Arranged over three floors, the property has been thoughtfully designed to maximise light and versatility, with stylish interiors complemented by character features. From the impressive basement sitting room to the elegant open-plan kitchen and dining space, this home provides a wonderful balance between family living and entertaining.

Accommodation

**Dining Room:** At the heart of the home, the dining room offers a warm and welcoming setting, ideal for family meals or entertaining guests. The space is filled with natural light from the sash window, complemented by wooden shutters that add charm and privacy. A decorative fireplace provides a lovely focal point, while the herringbone flooring enhances the character of the room. The open-plan design flows seamlessly into the adjoining kitchen, creating a sociable layout that is perfectly suited to modern living.

**Kitchen:** Beautifully presented and designed for modern living, the kitchen is spacious and flows seamlessly into the adjoining dining area. Fitted with contemporary cabinetry in a deep navy finish, complemented by sleek worktops, this space strikes the perfect balance between style and practicality. A central island with breakfast bar provides additional workspace and informal seating, making it ideal for family breakfasts or entertaining friends. Natural light saturates the room through the rear window and glazed door, which opens out to the garden, while integrated lighting and pendant features create a warm and inviting atmosphere.

**Bathroom:** Beautifully styled, the bathroom combines period character with modern finishes. A striking freestanding claw-foot bathtub takes centre stage, enhanced by contrasting tiled surrounds and a separate shower enclosure for added convenience. The space is finished with a traditional pedestal basin and high-level WC, complemented by warm wooden flooring and bold décor that creates a boutique feel. A large frosted window allows in plenty of natural light while maintaining privacy.

**Bedroom One:** A well-proportioned double bedroom, currently used as the master bedroom, offering a calm and stylish retreat. The room benefits from a large window that fills the space with natural light, while exposed beams add character and warmth. Built-in wardrobes provide excellent storage, and a feature fireplace adds a charming focal point.

**Bedroom Two:** Another equally bright and inviting double bedroom, enhanced by a large sash window that allows plenty of natural light. The room is thoughtfully arranged with built-in wardrobes providing excellent storage, while a feature fireplace adds charm and character. Neutral décor and soft carpeting create a cosy atmosphere, making this an ideal guest room or secondary double.

**Bedroom Three:** The third bedroom is a versatile space, well-suited as a child’s room, guest bedroom, or home office. A large sash window fills the room with natural light, while neutral tones and soft carpeting create a welcoming and relaxing environment.

**WC:** Conveniently located on the landing, the WC adds further practicality to the first-floor layout.

**Basement Sitting Room:** A superbly spacious, versatile, and fully compliant converted reception room is an incredible highlight of the home. Currently arranged as a comfortable family lounge, the space enjoys a warm and welcoming atmosphere with plenty of room for multiple seating areas. Stylish design features include exposed beams and recessed lighting, while the contemporary fireplace adds a focal point and enhances the cosy feel. French doors open directly out to the garden, allowing natural light to flow in and providing seamless access to the outdoor space attached to the area, giving the garden a sense of layering.

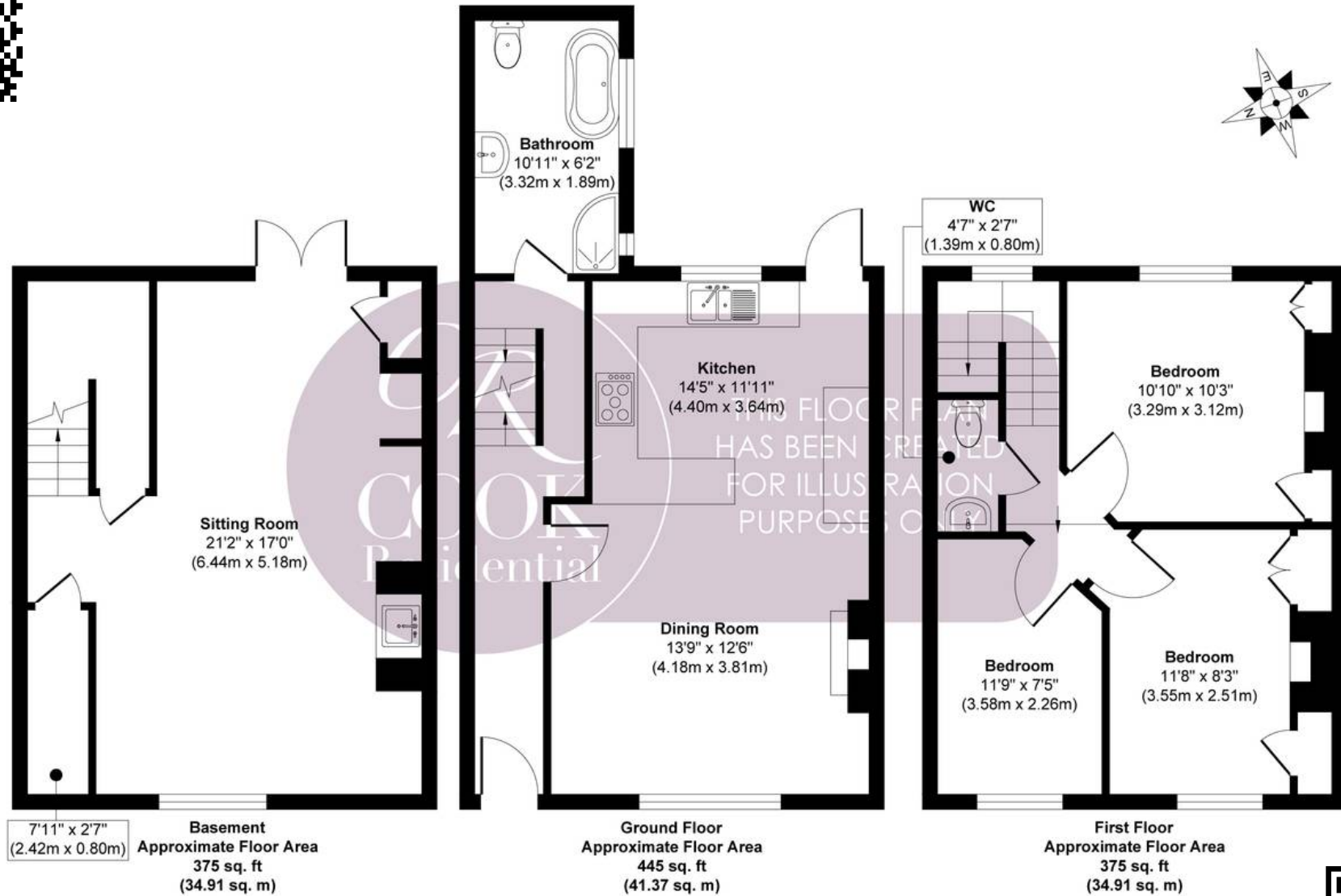
**Garden:** The rear garden has been thoughtfully designed to create a private and versatile outdoor retreat. A paved terrace provides the perfect spot for morning coffee or evening drinks, with steps leading down to the basement courtyard seating area, a unique and sheltered space ideal for year-round use offering a raised deck as a further seating area, perfect for entertaining or relaxing. A neat lawn sits at the centre of the garden, bordered by established plants and enclosed by attractive brick walls for both charm and privacy. Practical , it features a timber shed for storage and rear access, ensuring the garden is as functional as it is inviting.

**Location:** Situated in the heart of Cheltenham, the location enjoys excellent access to both town amenities and green open spaces. Cheltenham Spa railway station, just 1.4 miles away, provides regular services to London, Birmingham, and Bristol, while the M5, A417, and A40 offer convenient road links. The property is ideally positioned for everyday essentials, with Cheltenham General Hospital only a short walk away and several GP surgeries nearby. Leisure opportunities are abundant, from the historic Sandford Parks Lido and the expansive 82-acre Pittville Park to the wider Cotswolds countryside on the doorstep. Cheltenham’s vibrant cultural scene, renowned festivals, boutique shopping, and dining complete the appeal, making this a highly desirable and well-connected location.

Additional Information

**Tenure:** Freehold – **Council Tax Band:** C

All information relating to tenure and boundaries to be verified by purchaser’s solicitor. All measurements and details provided are for guidance only.



**Approx. Gross Internal Floor Area 1195 sq. ft / 111.19 sq. m**

Produced by Elements Property





## Cook Residential

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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.