



Miserden Road, Benhall, GL51 6BP

In Excess of £450,000



Miserden Road

Benhall, GL51 6BP

Stylish 4-bed semi in Benhall, Cheltenham. Open-plan layout, modern kitchen, spacious bedrooms, off-road parking, large garden. Ideal for modern family living. Close to schools, parks, and amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Four Bedroom Semi Detached Home
- Open Plan Living
- Popular Benhall Location
- Close To Local Amenities
- Enclosed Rear Garden
- Driveway Parking For Multiple Vehicles





This four-bedroom semi-detached family home is located within the ever-popular Benhall district of Cheltenham and has been thoughtfully updated to offer a stylish and versatile living environment. Featuring a generous open-plan layout to the ground floor, contemporary kitchen, spacious bedrooms, off-road parking for multiple vehicles, and a sizeable rear garden, this property is ideally suited to modern family life.

Entrance Hall: The property is accessed via a modern front door into a welcoming hallway with access to the principal reception room and stairs rising to the first floor.

Sitting Room: A superb open-plan space positioned to the front of the property, featuring a large window allowing an abundance of natural light and hardwood flooring that extends throughout the ground floor. This well-proportioned room offers ample space for both seating and a workstation, making it ideal for family relaxation and those working from home.

Dining / Family Room: Located at the rear of the house and forming part of an impressive extension, this bright and versatile room enjoys views over the garden and benefits from triple glazed, bi-fold doors opening out onto the decked terrace. This space comfortably accommodates a family dining table and additional seating, creating a wonderful social hub for entertaining and everyday living.

Kitchen: A contemporary, well-appointed kitchen offering sleek high-gloss units, complementary worktops, tiled flooring, and metro-style splashbacks. Appliances include a double oven and a five-burner gas hob, with space provided for further freestanding appliances including an American-style fridge freezer. A useful side door provides external access.

First Floor Landing: Providing access to all four bedrooms and the family bathroom.

Bedroom One: A generous double bedroom positioned to the front of the property and featuring a stripped wooden floor and a large picture window. The room offers ample space for freestanding furniture and includes a useful alcove suitable for a desk or dressing table.

Bedroom Two: A further double bedroom located to the rear of the house, enjoying views over the garden. The room offers neutral décor and space for both bed and workstation.

Bedroom Three: A versatile double bedroom to the rear of the property, currently used as a dressing room. This room would also lend itself well as a study or nursery.

Bedroom Four: Positioned to the front, this double bedroom is ideal as a child's bedroom, nursery, or home office, with a pleasant outlook and neutral presentation.

Bathroom: A beautifully finished contemporary family bathroom with underfloor comprising a panelled bath with rainfall shower over, vanity unit with inset sink, WC, chrome heated towel rail, and part-tiled walls. A frosted window provides both natural light and privacy.

Garden: The rear garden is fully enclosed and predominantly laid to lawn with mature planting, raised beds, and a decked terrace directly accessed from the dining room perfect for outdoor dining, play space, or summer entertaining.

Parking: To the front of the property is a substantial block-paved driveway providing off-road parking for multiple vehicles, leading to the garage which benefits from electric power and a side access door.

Lean to: Providing covered access into the garage and main house.

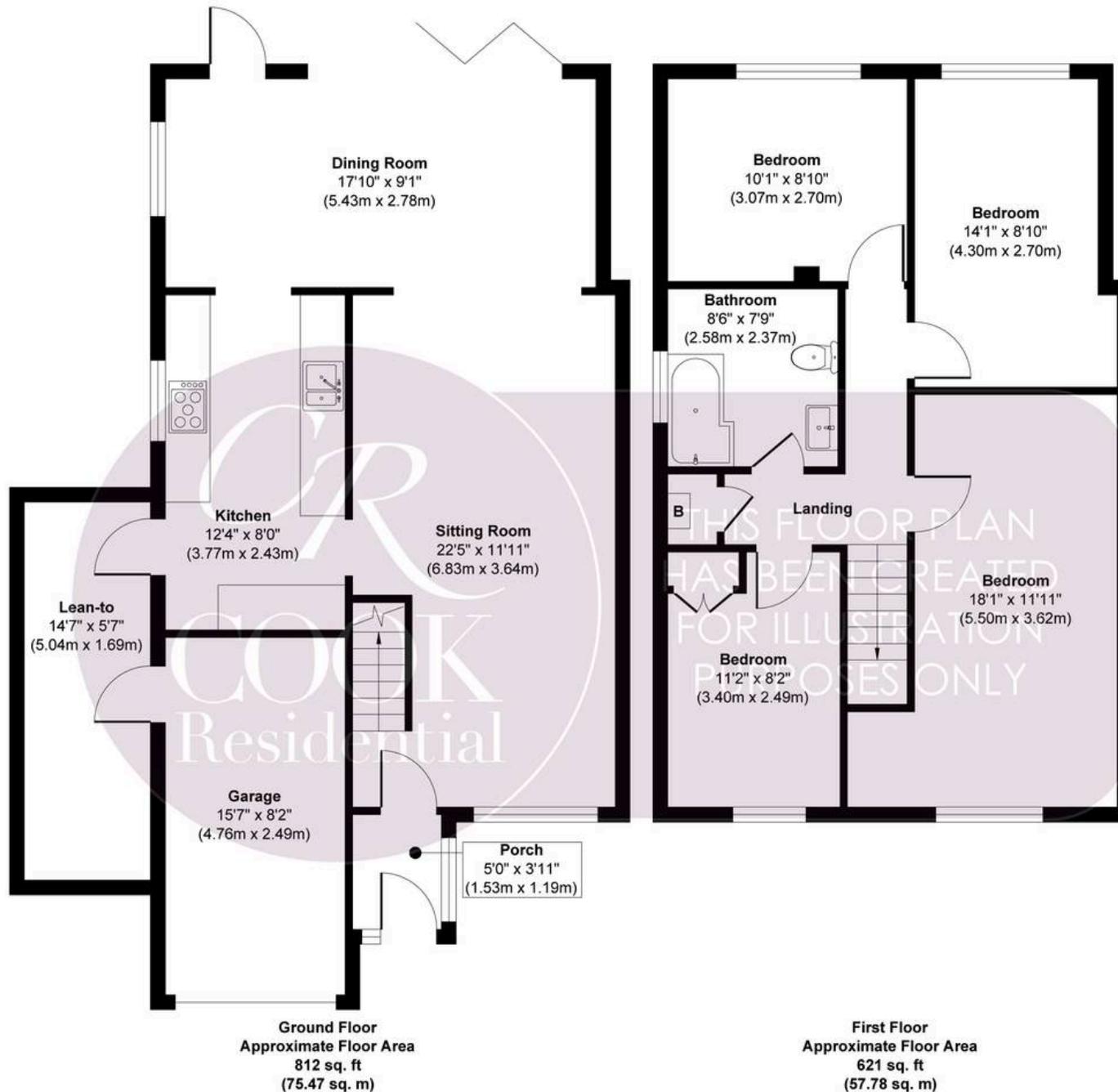
Additional Details: Parking for multiple vehicles on the driveway, Garage with electrics and side access door, Hardwood flooring throughout the ground floor, Gas central heating and double glazing.

Tenure: Freehold

Council Tax: Band D

Location: Benhall is a highly sought-after residential area of Cheltenham, popular with families due to its well-regarded schools, excellent road networks, and access to local parks and amenities. The property is conveniently situated for GCHQ, the M5 motorway, and Cheltenham town centre, offering a fantastic balance between suburban living and commuter convenience.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. 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 1433 sq. ft / 133.25 sq. m (Including Garage & Lean-to)
Approx. Gross Internal Floor Area 1211 sq. ft / 112.61 sq. m (Excluding Garage & Lean-to)

Produced by Elements Property





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