



Miserden Road, Benhall, GL51 6BP

In Excess of £475,000



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This attractive semi-detached home is set within a generous plot on a popular road in Cheltenham, offering a fantastic balance of practical family living and entertaining space. With four well-proportioned bedrooms, a large rear garden, and a driveway accommodating multiple vehicles, this property is ideally suited for growing families and those seeking versatile accommodation in a well-connected location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Extended Semi Detached Family Home
- Four Bedrooms
- Spacious Living Areas
- Family Bathroom and Downstairs Cloakroom
- Attractive Rear Garden
- Driveway For Multiple Vehicles



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Porch: A useful enclosed entrance providing space for coats and shoes before stepping into the main hallway.

Entrance / Hallway: A welcoming entrance hall gives access to the main living areas of the home, setting the tone with neutral décor and natural light.

Sitting / Dining Room: A superb open-plan reception space extends from front to back, creating a bright and versatile living area. The sitting area is arranged around a feature fireplace and large front window, while the dining area enjoys views over the rear garden with French doors opening directly to the patio, perfect for entertaining or family life.

Kitchen: The kitchen is fitted with a range of contemporary units and provides ample worktop and storage space, with a window overlooking the garden. It sits conveniently next to the dining area, ideal for sociable meal times.

Cloakroom / WC: Convenient ground-floor cloakroom fitted with WC and wash hand basin.

Utility Room: A separate utility space offering plumbing for laundry appliances and further storage, keeping the kitchen clear and organised.

First Floor Landing: Naturally lit landing providing access to all bedrooms and the bathroom.

Bedroom One (Front): A generous principal bedroom positioned at the front of the house, beautifully presented and enhanced by bespoke built-in wardrobes offering extensive hanging and storage space. A large picture window allows plenty of natural light, making this room both practical and stylish.

Bedroom Two (Rear): This double bedroom overlooks the rear garden, providing a calm and peaceful outlook. Its proportions easily accommodate a double bed and additional furnishings, making it an ideal guest room or secondary principal bedroom.

Bedroom Three (Front): Another bright and airy double, situated at the front of the home. With its neutral décor and generous floor space, it is a versatile room that could serve as a children's bedroom, teenager's retreat, or even a home office if required.

Bedroom Four (Rear): A well-presented single bedroom at the rear of the property, currently arranged to showcase its flexibility. With its serene garden views, it could be a delightful nursery, hobby room, or dedicated study space.

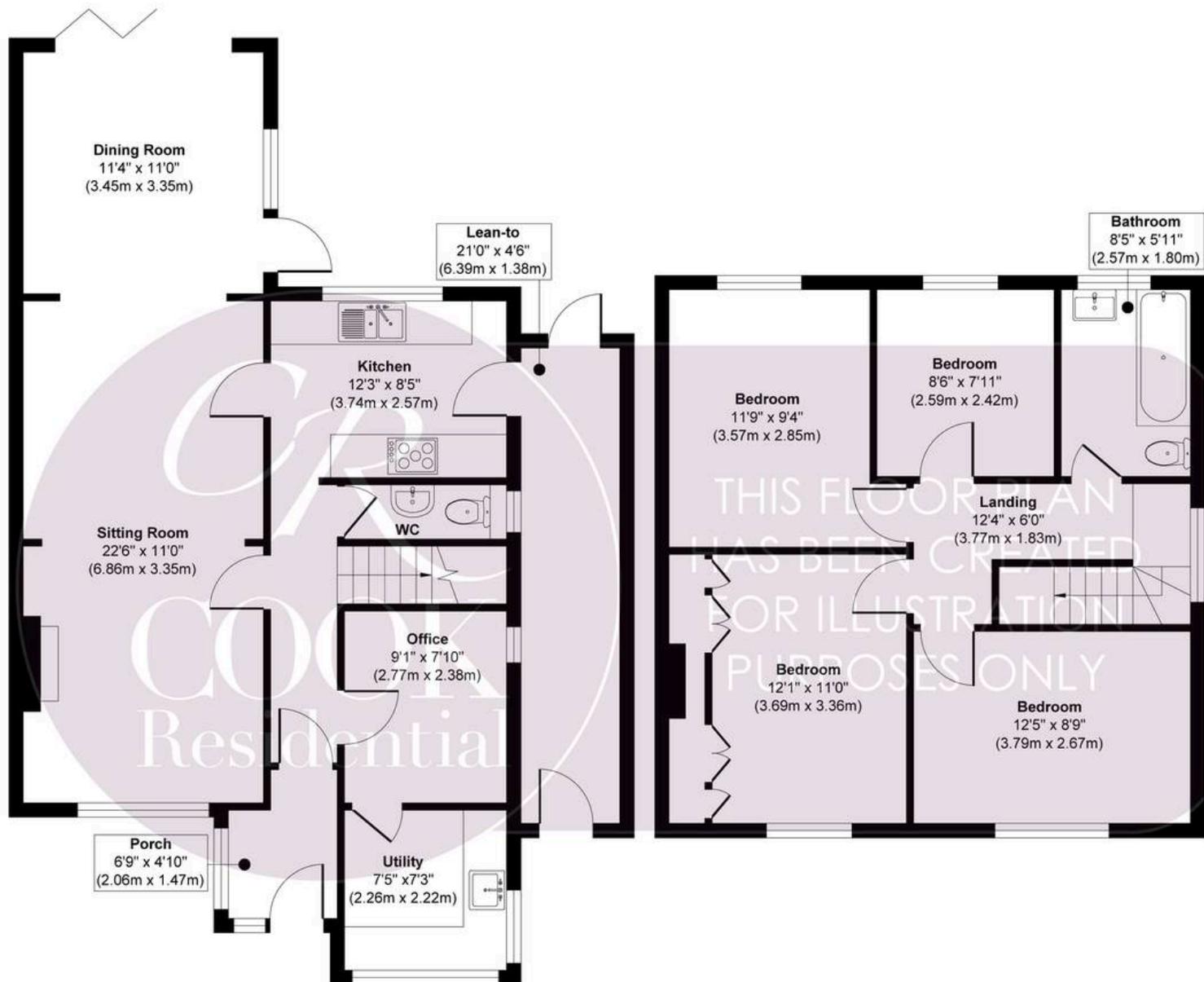
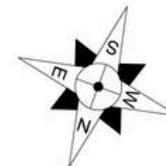
Bathroom: A modern family bathroom is fitted with a white suite including a panelled bath with shower over, wash basin, and WC, all finished with tiled surrounds.

Garden: The rear garden is a particular highlight, a generous lawn complemented by a paved patio seating area, ideal for outdoor dining and relaxation. A timber outbuilding sits at the far end, offering storage or potential use as a garden retreat. Side access enhances practicality.

Parking: To the front of the property, a wide block-paved driveway provides parking for multiple vehicles.

Location: Miserden Road is situated in a well-established residential area of Cheltenham, providing easy access to local schools, shops, and leisure facilities. The town centre is within easy reach, as are excellent transport links including the M5 and Cheltenham Spa railway station, making this a convenient base for commuters and families alike.

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.



Dining Room
11'4" x 11'0"
(3.45m x 3.35m)

Lean-to
21'0" x 4'6"
(6.39m x 1.38m)

Kitchen
12'3" x 8'5"
(3.74m x 2.57m)

Bathroom
8'5" x 5'11"
(2.57m x 1.80m)

Sitting Room
22'6" x 11'0"
(6.86m x 3.35m)

Bedroom
11'9" x 9'4"
(3.57m x 2.85m)

Bedroom
8'6" x 7'11"
(2.59m x 2.42m)

WC

Landing
12'4" x 6'0"
(3.77m x 1.83m)

Office
9'1" x 7'10"
(2.77m x 2.38m)

Bedroom
12'1" x 11'0"
(3.69m x 3.36m)

Bedroom
12'5" x 8'9"
(3.79m x 2.67m)

Porch
6'9" x 4'10"
(2.06m x 1.47m)

Utility
7'5" x 7'3"
(2.26m x 2.22m)

Ground Floor
Approximate Floor Area
825 sq. ft
(76.71 sq. m)

First Floor
Approximate Floor Area
578 sq. ft
(53.79 sq. m)

Approx. Gross Internal Floor Area 1403 sq. ft / 130.50 sq. m

Produced by Elements Property



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Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

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