



2 The Gables, Cheltenham

Guide Price £635,000





2 The Gables

Cheltenham, GL52 6TR

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Onward Chain
- Principal Bedroom With En-Suite
- Four Bedrooms
- Spacious Kitchen/Dining Room
- Detached Garage & Driveway Parking
- Detached Family Home





A beautifully presented detached four bedroom home, offering contemporary and well-balanced accommodation across two floors, situated within a modern development and benefiting from a detached garage, driveway parking and no onward chain. The property has been thoughtfully designed with spacious living areas, stylish finishes and a practical layout ideal for modern family life, with the added benefit of a private rear garden and excellent storage throughout.

Entrance Hall:

A welcoming entrance hall with oak flooring and a striking staircase rising to the first floor. The hallway provides access to the principal ground floor accommodation, a useful built-in storage cupboard, downstairs WC and generous under stairs space ideal for additional storage.

Downstairs WC:

Fitted with a contemporary white suite comprising WC and wash hand basin with tiled walls and wood effect flooring.

Kitchen/Dining Room:

A superb open-plan kitchen/dining room forming the heart of the home, fitted with a range of sleek contemporary wall and base units with complementary worktops and a central island with induction hob and ceiling extractor over. Integrated appliances include double ovens, dishwasher and fridge freezer. The room offers ample space for dining and entertaining, whilst large windows and double doors overlooking the garden allow for an abundance of natural light. Tiled flooring runs throughout and the room further benefits from access to the utility room.

Utility Room:

A practical utility space fitted with additional storage, sink unit, space and plumbing for appliances and a door providing side access to the garden.

Sitting Room:

A spacious reception room positioned to the rear of the property with contemporary feature fireplace and double doors opening onto the patio and garden, creating an excellent indoor/outdoor flow.

Office/Bedroom Five:

A versatile reception room currently utilised as a home office, ideal as a study, playroom or ground floor bedroom if required.

Landing:

A spacious first floor landing with airing/storage cupboard and access to the loft hatch.

Bedroom One:

A generous principal bedroom overlooking the rear garden and benefiting from a fitted double wardrobe and access to the en-suite shower room.

En-Suite:

Accessed through bedroom One, this En-Suite is stylishly fitted with a walk-in shower enclosure, WC, wash hand basin with mirrored storage above and contemporary tiling throughout.

Bedroom Two:

A well-proportioned double bedroom with a fitted double wardrobe and pleasant outlook to the rear garden.

Bedroom Three:

Another good-sized bedroom overlooking the front aspect and benefiting from fitted wardrobe storage.

Bedroom Four:

A further bedroom offering flexibility for family living, guest accommodation or home working, overlooking the front of the property.

Bathroom:

A modern family bathroom fitted with a white suite comprising panelled bath, separate shower enclosure, WC, wash hand basin with mirrored storage and heated towel rail, finished with contemporary tiling and wood effect flooring.

Outside:

To the front of the property, hedged borders provide an attractive approach to the home. The rear garden is mainly laid to lawn with a patio seating area, enclosed by mature planting and brick wall boundaries, creating a private outdoor space ideal for entertaining and family use.

Garage and Parking:

The property benefits from a detached garage and driveway parking for two vehicles.

Additional Information:

Tenure: Freehold

Council Tax Band: F, Cheltenham Borough Council

EPC Rating: C

Estate Charge: £375 per annum

No Onward Chain

Location:

Situated within a modern residential development, the property enjoys a convenient position with access to a range of local amenities, schools and transport links.

Cheltenham town centre is within easy reach, offering an excellent selection of restaurants, bars, boutiques and leisure facilities, whilst nearby green spaces and countryside walks provide the perfect balance between town and country living.

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.

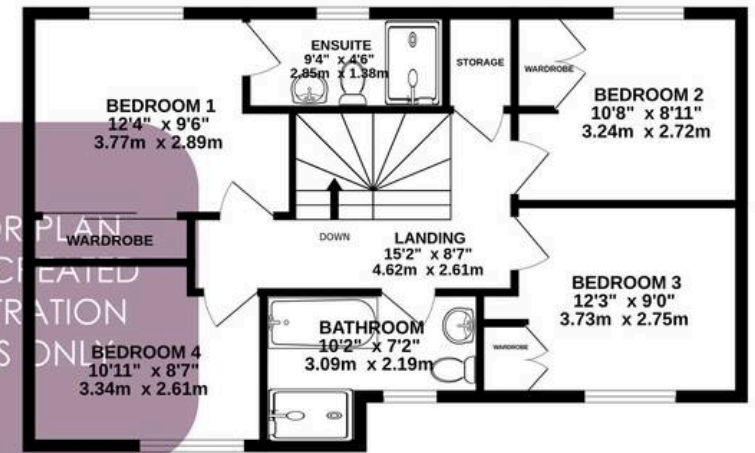
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GROUND FLOOR



1ST FLOOR



THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATION
PURPOSES ONLY

TOTAL FLOOR AREA : 1513sq.ft. (140.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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