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Valentine Road, Bishops Cleeve, GL52 8FU

Guide Price £400,000





## Valentine Road

Bishops Cleeve, GL52 8FU

A beautifully presented and stylish three-bedroom semi-detached home, occupying an attractive position within a sought-after modern development. Immaculately maintained by the current owners, the property combines modern living with a genuine sense of community.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Beautifully Presented Three Bedroom Semi Detached Home
- Principal Bedroom with En-Suite Shower Room
- Sought After Bishops Cleeve Location
- Striking Landscaped Gardens
- Single Garage with Power and Driveway Parking
- NHBC Warranty







A beautifully presented and stylish three-bedroom semi-detached home, occupying an attractive position within a sought-after modern development. Offering well-balanced accommodation throughout, this superb property benefits from a contemporary kitchen/dining room, principal bedroom with en-suite, a thoughtfully landscaped rear garden, a powered garage, and driveway parking for two vehicles. Immaculately maintained by the current owners, the property combines modern living with a genuine sense of community, enhanced by resident WhatsApp groups that help neighbours stay connected and create a welcoming environment.

**Entrance Hall:** A welcoming entrance hall providing access to the sitting room, kitchen / dining room, cloakroom, and staircase rising to the first floor. The space creates an excellent first impression and sets the tone for the well-presented accommodation beyond. It also benefits from two useful storage cupboards, ideal for coats, household items, and everyday practicality.

**Sitting Room:** A beautifully presented reception room featuring a large front-facing window allowing natural light to flood the space. A decorative fireplace with timber detailing provides an attractive focal point, while the room offers ample space for comfortable seating and everyday family living.

**Cloakroom:** Fitted with a low-level WC and wash hand basin, complemented by a window providing natural light and ventilation.

**Kitchen/Dining Room:** A superb contemporary kitchen fitted with an extensive range of modern wall and base units with complementary work surfaces and tiled splashbacks. Integrated appliances include a fridge/freezer, dishwasher, washing machine, double oven, and gas hob with extractor hood above. There is ample space for a dining table, creating an ideal environment for both family meals and entertaining. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

**Landing:** A bright landing area with a window to the side aspect, providing access to all first-floor accommodation.

**Bedroom One:** A generous principal bedroom enjoying a pleasant outlook and benefiting from a built-in double wardrobe providing excellent storage. A door leads to the en-suite shower room.

**En-Suite:** Comprising a walk-in shower enclosure, wash hand basin, and low-level WC with complementary tiling and fitted storage.

**Bedroom Two:** A well-proportioned double bedroom offering versatile accommodation, ideal as a guest bedroom, children's room, or home office.

**Bedroom Three:** A comfortable third bedroom overlooking the rear aspect, suitable as a nursery, home office, or additional bedroom.

**Family Bathroom:** Fitted with a panelled bath with shower and glass screen, wash hand basin, and low-level WC. Finished in a contemporary style with attractive tiling and a window providing natural light.

**Rear Garden:** The rear garden has been thoughtfully landscaped to create a striking outdoor space. Predominantly laid with decorative stone and attractive planted borders, the garden features winding design elements, established shrubs, specimen planting, and a paved seating terrace ideal for relaxing or

**Rear Garden:** The rear garden has been thoughtfully landscaped to create a striking outdoor space. Predominantly laid with decorative stone and attractive planted borders, the garden features winding design elements, established shrubs, specimen planting, and a paved seating terrace ideal for relaxing or entertaining. Enclosed by fencing and enjoying a high degree of privacy, it provides a relaxing space while remaining practical and easy to maintain.

**Garage & Parking:** The property benefits from a single garage within a detached garage block, complete with power connected, together with driveway parking for two vehicles directly in front.

**Tenure:** Freehold

**Council Tax Band:** C

**Estate Charge:** Approximately £250 per annum (charged as £125 six-monthly)

**Location:** Situated in the highly sought-after village of Bishops Cleeve, Valentine Road enjoys a convenient position within a modern residential development on the outskirts of Cheltenham. Bishops Cleeve is one of Gloucestershire's largest and most popular villages, offering an excellent range of amenities including supermarkets, independent shops, cafés, restaurants, pubs, medical facilities, sports clubs, and highly regarded primary and secondary schools.

The village enjoys a strong sense of community, with numerous clubs, societies, and local events taking place throughout the year. Nearby green spaces, countryside walks, and access to Cleeve Hill, the highest point in the Cotswolds Area of Outstanding Natural Beauty, provide excellent opportunities for outdoor pursuits and recreation.

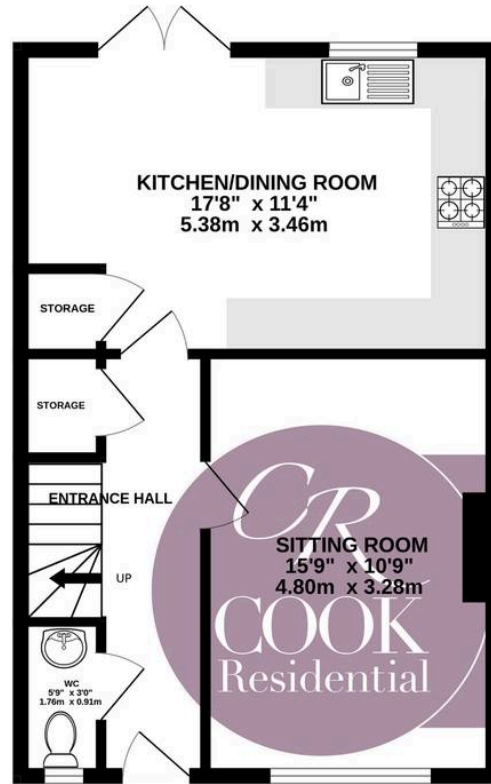
Cheltenham town centre is approximately four miles away and offers an extensive selection of shopping, dining, leisure and cultural attractions, including the internationally renowned Cheltenham Festival. Excellent transport links are available via the A435, A40 and M5 motorway, while Cheltenham Spa railway station provides regular services to Birmingham, Bristol and London Paddington, making the area particularly appealing to commuters.

This combination of village charm, modern convenience and excellent connectivity makes Bishops Cleeve a consistently desirable place to call home.

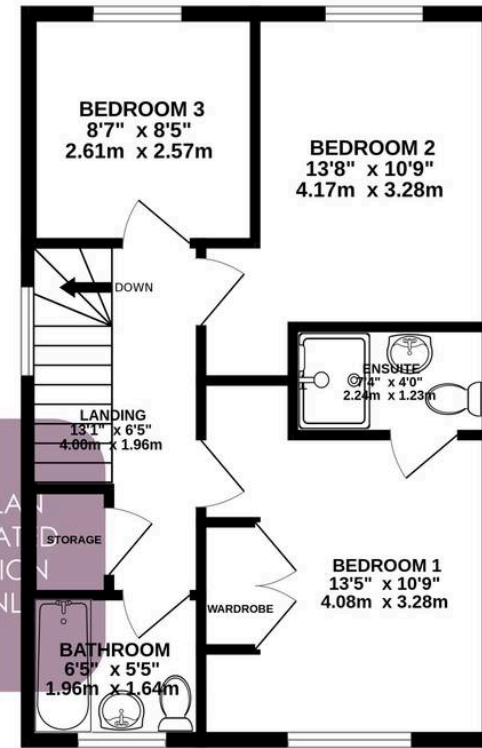
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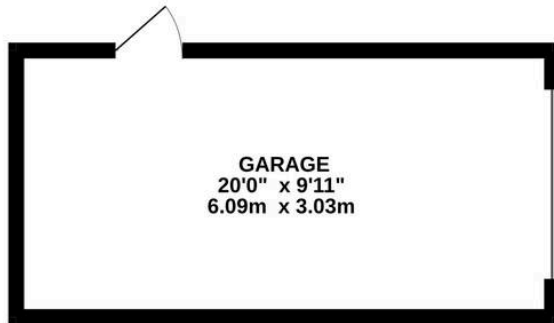
GROUND FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



THIS FLOOR PLAN  
HAS BEEN CREATED  
FOR ILLUSTRATIVE  
PURPOSES ONLY



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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## 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.