



Brooklyn Road
Cheltenham, GL51 8DZ

Guide Price £500,000





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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

A substantial four-bedroom detached family home occupying a generous plot on Brooklyn Road. Offered to the market with No Onward Chain, this attractive property provides over 1,650 sq.ft. of versatile accommodation including three reception areas, a ground floor shower room, integral garage, driveway parking, and a stunning mature rear garden that has been lovingly cultivated over many years. Combining spacious family living with excellent potential for future enhancement, this is a rare opportunity to acquire a home in one of Cheltenham's most desirable residential locations.



- No Onward Chain
- Four Bedroom Detached Family Home
- Situated In The Popular Cheltenham District of Arle
- Three Reception Rooms
- Beautiful Mature Rear Garden
- Integral Garage & Driveway Parking



Vestibule: A useful entrance vestibule providing access to the main entrance hall.

Entrance Hall: A welcoming and spacious entrance hall with stairs rising to the first floor, useful under-stairs storage, wood flooring, and doors leading to the principal ground floor accommodation.

Sitting Room: A beautifully proportioned reception room centred around an attractive fireplace, creating a warm and inviting focal point. A large bay window overlooks the front aspect, flooding the room with natural light and providing an attractive outlook. There is ample space for a range of seating, making this a wonderful room for both everyday family life and entertaining.

Dining Room: A generous formal dining room enjoying views over the rear garden and featuring French doors opening directly onto the internal courtyard, creating an excellent connection between the indoor and outdoor spaces. There is ample room for a large dining table, making this an ideal setting for family meals and social occasions.

Kitchen/Breakfast Room: Fitted with a range of wall and base units complemented by extensive work surfaces, the kitchen enjoys views over the garden and offers space for freestanding appliances. To the far end, a useful breakfast area provides an ideal spot for informal dining, home working, or simply enjoying the attractive garden outlook. A door provides direct access outside.

Conservatory: A wonderful additional reception room enjoying a delightful outlook over the gardens. Offering excellent versatility, the conservatory provides a peaceful place to relax throughout the year whilst enjoying direct access to the rear garden.

Ground Floor Shower Room: Fitted with a walk-in shower, wash hand basin and WC, providing practical ground floor facilities for guests and day-to-day convenience.

First Floor Landing: A spacious landing with attractive balustrading, loft access, and doors leading to all bedrooms and the family bathroom.

Bedroom One: A particularly generous principal bedroom featuring a large bay window overlooking the front aspect and fitted wardrobes providing excellent storage. There is ample space for a king-size bed and additional furniture.

Bedroom Two: A spacious double bedroom overlooking the rear garden and benefiting from excellent natural light.

Bedroom Three: A further generous double bedroom enjoying a pleasant outlook and benefiting from fitted storage. The room also features a built-in wash hand basin with storage, providing additional convenience and character.

Bedroom Four: A versatile fourth bedroom currently utilised as a home office. Ideal as a nursery, study, hobby room or children's bedroom.

Family Bathroom: Fitted with a panelled bath with shower over, wash hand basin with vanity storage beneath, WC, useful built-in storage cupboards, and a large window allowing for plenty of natural light.

Internal Courtyard: A charming and private enclosed courtyard positioned between the main house and conservatory. This sheltered outdoor space creates a wonderful spot for morning coffee, al fresco dining, or simply enjoying the mature planting that surrounds it.

Rear Garden: One of the property's most impressive features, the rear garden has been beautifully established and carefully maintained to create a truly special outdoor environment. Predominantly laid to lawn with an abundance of mature trees, shrubs, flowering borders and specimen planting, the garden offers exceptional privacy and interest throughout the seasons. Various seating areas have been thoughtfully positioned around the garden to enjoy different aspects of the plot, including paved terraces, a secluded dining area, and attractive pathways weaving through the planting. The mature landscaping creates a peaceful setting rarely found within such a convenient residential location.

Garage & Parking: The property benefits from an integral garage together with driveway parking for two vehicles.

Additional Details

- Freehold
- EPC Rating: D
- Council Tax Band: E

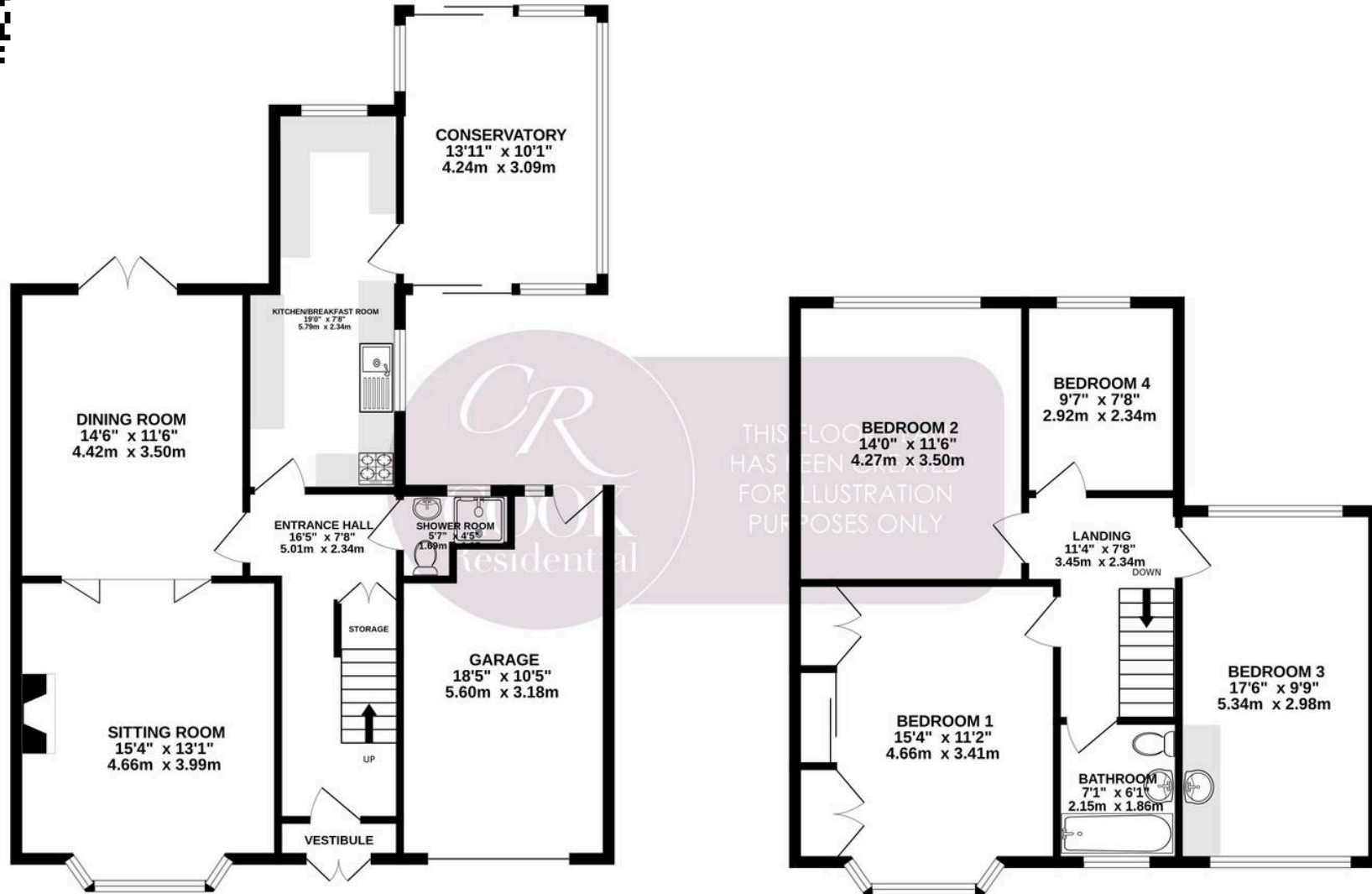
Location: Brooklyn Road is a highly regarded residential address situated within easy reach of Cheltenham town centre. The area is well served by a range of local amenities, highly regarded schools, parks, and transport links, whilst Cheltenham's vibrant shopping, dining and leisure facilities are all easily accessible. The property's mature setting and generous plot combine the convenience of town living with a wonderful sense of privacy and tranquillity.

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GROUND FLOOR
937 sq.ft. (87.0 sq.m.) approx.

1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 1653 sq.ft. (153.5 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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