



Badgeworth Lane, Badgeworth, GL51 4UH

Guide Price £950,000



## Badgeworth Lane

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A beautifully presented four-bedroom detached family home occupying a generous plot in the sought-after village of Badgeworth, offering approximately 1,919 sq. ft. of versatile accommodation.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Beautifully Presented Detached Family Home
- Improved Throughout By The Current Vendors
- Three Reception Rooms And A Conservatory
- Principal Suite With Dressing Room And Ensuite
- Stunning Mature Rear Garden
- Large Driveway Providing Parking And An Integral Garage









A beautifully presented four-bedroom detached family home occupying a generous plot in the sought-after village of Badgeworth, offering approximately 1,919 sq. ft. of versatile accommodation. The property benefits from a recently replaced roof, new windows, updated flooring throughout, a newly landscaped driveway, an impressive southerly mature rear garden, a spacious conservatory, a modern kitchen with additional bespoke storage, and ample parking. Combining stylish interiors with exceptional outdoor space, this is an outstanding family home in a highly desirable setting.

**Entrance Hall:** A welcoming entrance hall with attractive wood flooring provides access to the principal ground floor accommodation, with stairs rising to the first floor and useful storage beneath.

**Cloakroom:** A modern ground floor cloakroom fitted with a WC and wash hand basin.

**Sitting Room:** A spacious and beautifully presented reception room enjoying excellent natural light from the large front window. A striking contemporary media wall incorporating a feature fireplace creates an impressive focal point, while glazed doors lead through to the conservatory, providing an ideal flow for everyday family living and entertaining.

**Dining Room:** A separate dining room, offering an elegant space for formal dining or family meals.

**Kitchen:** The modern kitchen is fitted with an excellent range of wall and base units, enhanced by additional bespoke cabinetry installed by the current owners to maximise storage. Granite-effect worktops complement the cream shaker-style units, while a range cooker forms the centre piece of the room. A large window overlooks the rear garden, and there is direct access into the conservatory and a door leading out to the side of the property.

**Conservatory:** An exceptional addition to the property, creating a versatile reception space flooded with natural light through extensive glazing and roof lanterns. French doors open directly onto the patio, seamlessly connecting the home with the beautiful rear garden.

**Study:** Positioned to the rear of the property, the study provides an ideal home office, perfectly suited to modern remote working. There is a pedestrian access into the integral garage.

**Landing:** A spacious landing provides access to all four bedrooms and the family bathroom.

**Principal Bedroom:** A generous suite featuring a dedicated dressing area with extensive hanging space, together with an en-suite shower room.

**En-Suite:** A contemporary shower room fitted with a large walk-in shower, vanity unit, WC and modern tiling.

**Bedrooms Two, Three And Four:** Three further generously proportioned double bedrooms provide flexible accommodation for family living, guests or those working from home. All enjoy attractive rear-facing views across the beautifully maintained garden and towards the surrounding countryside, with Bedroom Two benefiting from a dual aspect, creating an especially light and airy feel. Each room offers ample space for freestanding furniture with bedroom three benefitting from large freestanding wardrobes already in place. Each room is presented to an excellent standard throughout.

**Family Bathroom:** Recently modernised to a high standard, the family bathroom comprises a freestanding bath, separate walk-in shower, vanity unit and WC, finished with stylish contemporary tiling.

**Rear Garden:** A particular feature of the property is the beautifully maintained southerly facing rear garden, offering an extensive lawn bordered by mature trees, shrubs and established planting. Backing onto open countryside, the garden enjoys a wonderful sense of privacy and provides multiple seating areas, a generous patio, children's play area and substantial timber garden store/workshop, making it ideal for families and outdoor entertaining.

**Garage And Parking:** A large graveled driveway provides off-road parking for multiple vehicles and is complemented by an integral garage with an up and over door.

**Location:** Badgeworth is one of Cheltenham's most desirable village locations, offering a superb balance between countryside living and excellent connectivity. The property is within easy reach of Cheltenham town centre, Gloucester and the M5 motorway. The area is well regarded for its excellent schooling, scenic countryside walks and nearby amenities, making it particularly popular with families seeking a peaceful setting without compromising on convenience.

**Disclaimer:** These particulars are intended to give a fair description of the property but should not be relied upon as statements of fact. Buyers should satisfy themselves by inspection or otherwise regarding the accuracy of the information provided. Measurements are approximate and for guidance only. Fixtures and fittings should be confirmed with the seller prior to exchange of contracts.



**GROUND FLOOR**  
1081 sq.ft. (100.5 sq.m.) approx.

**1ST FLOOR**  
838 sq.ft. (77.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1919 sq.ft. (178.3 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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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.