



149 Hales Road, Cheltenham, Gloucestershire

A fantastic family home re-modelled and extended to create a flexible home close to Cheltenham town centre.

Description

Hales Road is a substantial detached family home sitting close to Cheltenham town centre and Pittville. The property was completely re-modelled and extended back in 2017. Tucked away from the road, this detached home features a spacious southeast-facing garden. Inside, you'll find an open-plan kitchen and dining area with bi-folding doors to the garden, a cozy sitting room with a modern fireplace, and a versatile space that can be used as a snug, family room, or home office. Upstairs, there are four large bedrooms, including two with en-suite bathrooms, along with a stylish family bathroom. Outside, there's a well-maintained garden, and the garage is larger than average with an electric door and access to the rear garden.

Location

This charming residence is discreetly set back from the road and offers the convenience of secure gated off-road parking for multiple vehicles. It is ideally located within walking distance of everyday amenities and renowned educational institutions, such as Holy Apostles Primary School and Berkhamstead Preparatory School. A leisurely stroll of approximately twenty minutes will take you to the town center, Pittville Park, and the historic Grade I* listed Pump Rooms. Additionally, this property enjoys easy access to some of the town's most picturesque open countryside on Cleeve Hill, which is recognized as the highest point in the Cotswolds. Other nearby attractions include the General Hospital, an outdoor Lido, and swift access to the A40, providing a gateway to the Cotswolds, Oxford, and London.







Property Information

Tenure Freehold

Guide Price £975,000

Services All mains services are connected to the property.

Local Authority & Council Tax Band Cheltenham Borough Council 01242 262626

Tax Band F

EPC Rating C

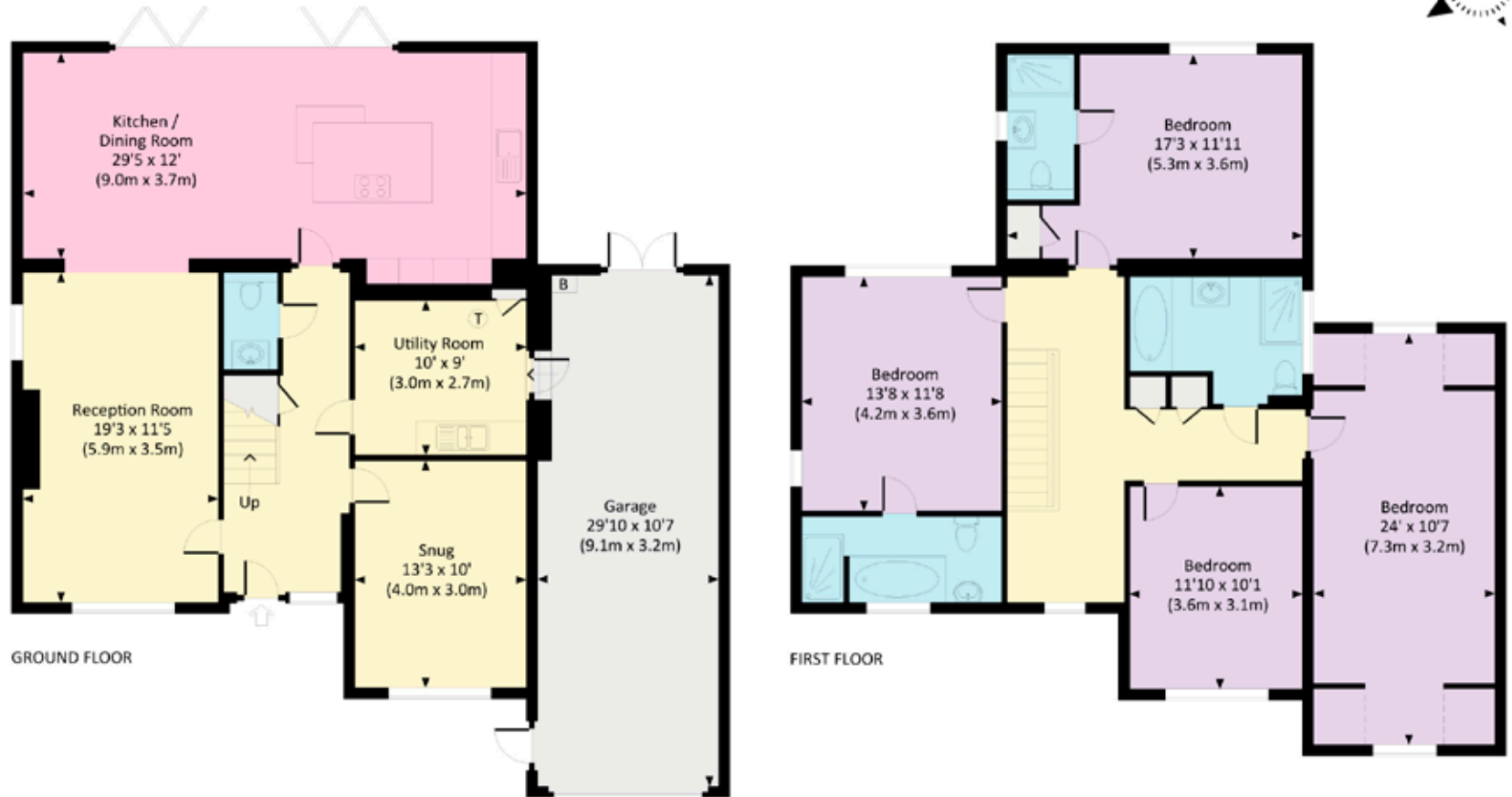




Approximate Gross Internal Floor Area

Total Area: 224.9 sq.m / 2,420 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank Cheltenham
123 Promenade, Cheltenham
Gloucestershire
GL50 1NW
knightfrank.co.uk

I would be delighted to tell you more
Harry Bethell
01242 246 952
nick.chivers@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2023. Photographs and videos dated October 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing_help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.