

PerryBishop

PROPERTY MADE PERSONAL



Barberry Close, The Park, Cheltenham, Gloucestershire GL50 2RB

Barberry Close,

The Park, Cheltenham, Gloucestershire GL50 2RB

Key Features



4

Bedrooms



3

Bathrooms



3

Receptions

- Spacious detached family home in a wonderful setting
- Four bedrooms, two bathrooms
- In all 2,105 sq ft
- Double garage, driveway parking and landscaped gardens
- Tucked away no through road location
- Close to excellent local amenities and schools
- For sale with no onward chain
- EPC C

About the property

A well presented and spacious detached family home located in a quiet no through road setting, in all measuring 2,105 sq ft. Located just off The Park, offering excellent access to good quality schooling and central Cheltenham.

The Park is a prime residential area in Cheltenham and is situated just 700 yards from Montpellier, ideally positioned for the Suffolks and the Bath Road amenities. Cheltenham Spa rail station is 1 mile distant and M5 J11 (N&S) 3 miles (distances approximate).

This modern and well presented house is arranged over two floors with a welcoming reception hall with an adjacent cloakroom, a large stunning living room with stone fireplace, and a separate dining room with French doors leading into the garden.

Also leading off the entrance hall is a lovely, bright open plan kitchen overlooking the back garden. There is an impressive range of wall and floor mounted units and appliances, with plenty of storage and work top space. The kitchen leads into a wonderful garden room with windows and French doors which open on to a terraced area and the garden, making it ideal for entertaining. Leading from the kitchen, there is also a useful utility room with door to garden and access to a large double garage.

On the first floor, there is a spacious, light and airy landing giving access to four bedrooms. The master bedroom has a walk-in wardrobe, en suite bathroom. The second bedroom is also en suite with built-in wardrobes. In addition, there are two further bedrooms and a large family bathroom.

The garden is a private green oasis and is beautifully landscaped and manicured with attractive patio areas, an area of level lawn and a mixture of mature trees and shrubs.

The property is offered for sale with no onward chain.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

Amenities

The property is located in The Park area, a looping road surrounding Cheltenham University.

Less than a mile away is the Bath Road shopping area,



with extended opening hours in many shops. Alternatively, exclusive shopping is available on Andover Road in nearby Tivoli.

St Philip and St James church in Painswick Road provides both faith and social events.

The bus stop provides speedy access to Montpellier and the town centre.

Directions

From Cheltenham town centre proceed via Montpellier, through Suffolk Square and through the traffic lights onto Park Place. Approaching The Park turn right opposite Grafton Road and continue until Merestones Road appears on your right hand side. From here turn left into Merestones Drive, right into Billings Way, before a final second left into Barberry Close.

What3Words- twig.inspector.hours

Services & Tenure

The tenure is freehold. All mains services are believed to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band G

Our reference

LECK/GW/MS/11072024

We'd love to hear from you

140 Bath Road, Leckhampton, Gloucestershire, GL53

7NG

T: 01242 246982

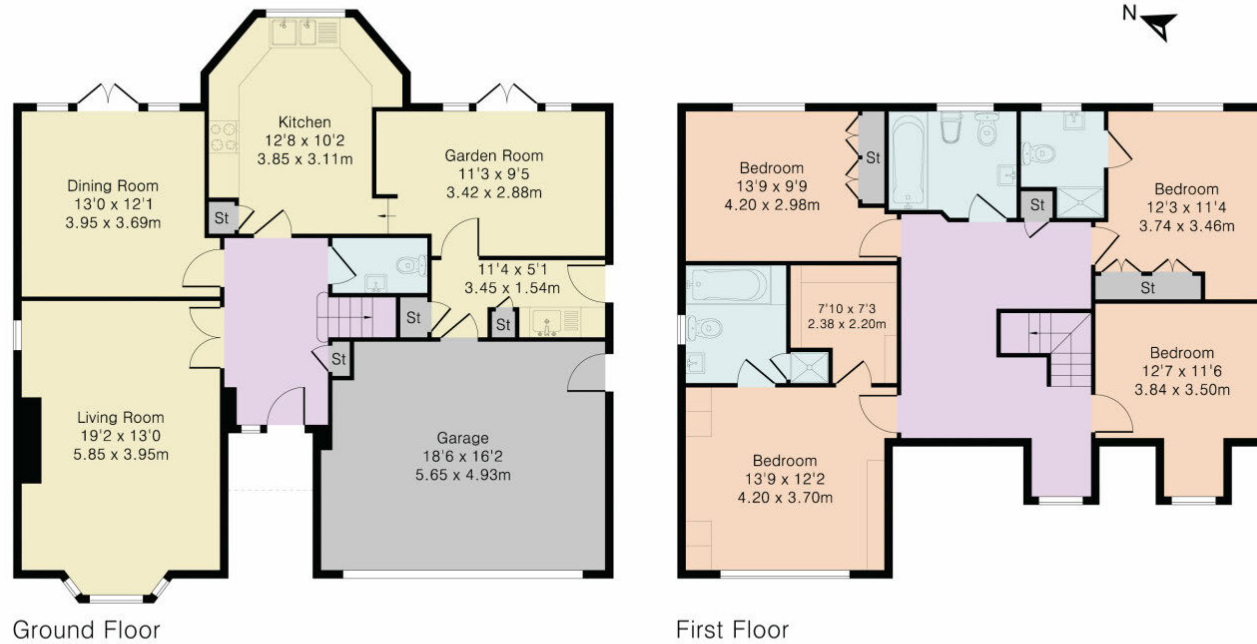
E: leckhampton@perrybishop.co.uk







Approximate Gross Internal Area 2105 sq ft – 196 sq m
Ground Floor Area 1152 sq ft – 107 sq m
First Floor Area 953 sq ft – 89 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

E: leckhampton@perrybishop.co.uk

[perrybishop.co.uk](https://www.perrybishop.co.uk)

ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

