

## Campden Road, Cheltenham, Gloucestershire GL51 6AA



Detached House • 2 Reception Rooms • 5 Bedrooms • Bathroom & Cloakroom • South-facing Garden • Off Road Parking & Garage • Popular Benhall Location • View Today! • EPC C

# Campden Road,

Cheltenham, Gloucestershire GL51 6AA

## Key Features



5  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

This detached house is ideal for families looking for a contemporary home with plenty of room to grow. With its sought-after location in Benhall, it offers convenient access to the local shops and schools, as well as the A40 and M5 at junction 11 for travelling further afield.

As well as offering spacious and flexible internal accommodation, the property also boasts a good-size and attractive rear garden with a southerly aspect, perfect for relaxing or entertaining outdoors. There is also ample off-road parking and a single garage.

Don't miss out on the opportunity to make this stylish and well-appointed house your new home. Contact us today to arrange a viewing!

## Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## Directions

From Cheltenham town centre proceed through Lansdown onto Gloucester Road and shortly before the island at GCHQ turn left for Benhall and then IMMEDIATELY left onto Campden Road. The property will be found on the right hand side

What3Words: ///penny.sadly.civic

## Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

## Local Authority

Cheltenham Borough Council

Council Tax Band E

## Our reference

CHE/DH/KF/10012025

## We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk

## *what the owner said*

"We've loved living in this house and raising our family here. It's so convenient for the local shops and motorway access, it's been ideal. There is also a lovely park nearby."













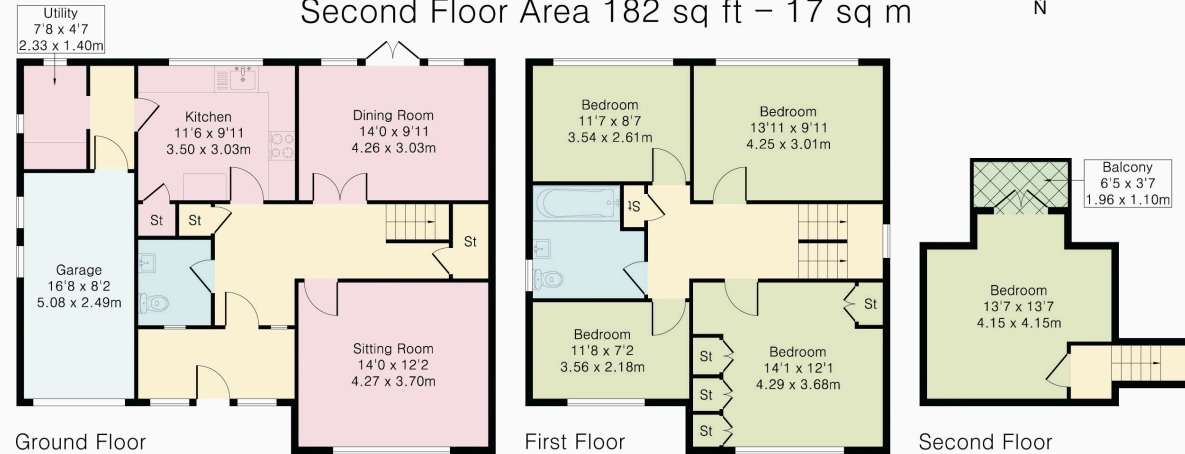


## Approximate Gross Internal Area 1757 sq ft - 164 sq m

Ground Floor Area 891 sq ft – 83 sq m

First Floor Area 684 sq ft – 64 sq m

Second Floor Area 182 sq ft – 17 sq m



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PROPERTY MADE PERSONAL



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.



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**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.

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