

# PerryBishop

PROPERTY MADE PERSONAL

**Aylburton Road, Cheltenham, Gloucestershire, GL52 5FB**



Modern detached family home • Positioned on the edge of the development • Open outlook towards Cleeve Hill • Three double bedrooms • Principal bedroom with en suite and Juliet balcony • EPC TBC •

# Aylburton Road

## Cheltenham

### Key Features



3  
Bedrooms



2  
Bathrooms



1  
Receptions

### About the property

A modern detached family home, positioned on the edge of a well-regarded development with open outlooks towards Cleve Hill, offering well-balanced accommodation and a layout suited to everyday living.

The ground floor begins with an entrance hall and cloakroom, leading through to a comfortable living room positioned to the front of the property. To the rear, the kitchen and dining room provides a practical and sociable space, with doors opening onto the garden. A separate utility room adds further convenience.

Upstairs, the first floor provides three well-proportioned double bedrooms along with a family bathroom. The principal bedroom benefits from an en suite shower room and Juliet balcony, taking advantage of the open views.

Externally, the property benefits from driveway parking for multiple vehicles and a rear garden designed for ease of maintenance, with gated side access and useful storage.

A straightforward and well-arranged home in a location that offers access to both open countryside and Cheltenham town centre.

### 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 the Perry Bishop office on Bath Road, head north and turn right onto Sandford Road, then take the first left onto College Road. Continue ahead as the road becomes Hewlett Road, and then Priors Road.

After a short distance, turn right onto Redmarley Road, then right onto Clearwell Gardens, followed by another right onto Brockweir Road. Continue to the end of the road, where the property will be found on the right-hand side.

What 3 Words [///list.prove.smile](#)





#### Services & Tenure

Tenure - Freehold  
Electricity - Mains Supply  
Water - Mains Supply  
Sewerage - Mains Supply  
Heating - Gas

#### Local Authority

Cheltenham Borough Council  
Council Tax Band - D

#### Our reference

CHE250083  
1st May 2026

#### We'd love to hear from you

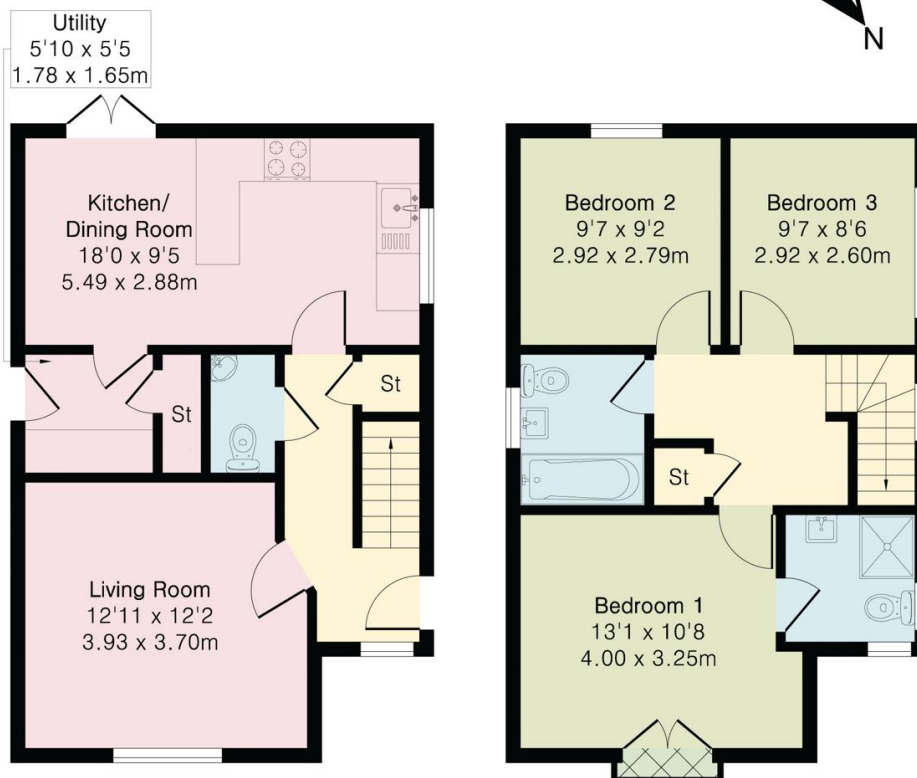
140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG  
T: 01242 246980  
E: [cheltenham@perrybishop.co.uk](mailto:cheltenham@perrybishop.co.uk)



## Approximate Gross Internal Area 954 sq ft - 88 sq m

Ground Floor Area 477 sq ft – 44 sq m

First Floor Area 477 sq ft – 44 sq m



Ground Floor

First Floor

PerryBishop  
PROPERTY MADE PERSONAL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



[perrybishop.co.uk](http://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

