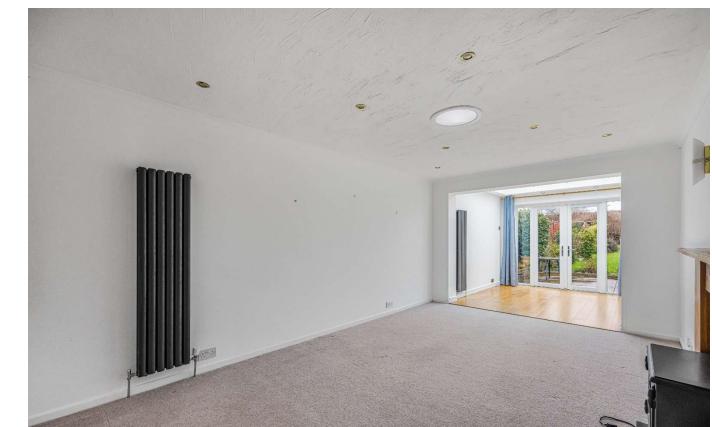


Canterbury Walk, Warden Hill, Cheltenham, GL51 3HF



- Well-proportioned bungalow set on a generous plot • Living room opening through to a dining room •
- Kitchen/breakfast room with adjoining utility room • Three bedrooms, including one with en-suite facilities •
- Large block-paved driveway providing excellent off-road parking • EPC D

Canterbury Walk, Warden Hill, Cheltenham, GL51 3HF

Key Features



3
Bedrooms



2
Bathrooms



1
Reception

About the property

A well-proportioned and versatile bungalow set on a generous plot, offering flexible accommodation, excellent outside space and the added benefit of having no onward chain.

The accommodation begins with an entrance hall leading into a comfortable living room which opens through to a dining room, creating a pleasant flow for everyday living and entertaining. To the rear of the property is a kitchen/breakfast room, complemented by a separate utility room.

There are three bedrooms, one of which benefits from en suite facilities, along with a family bathroom serving the remaining accommodation, making the layout well suited to a range of buyers including families, downsizers or those seeking single-storey living.

Externally, the front of the property features a large block-paved driveway providing excellent off-road parking, alongside areas laid to lawn and established shrubs. There is also an EV charging point positioned to the side of the property, offering convenient provision for electric vehicle ownership. The rear garden is a particular highlight, offering a generous outdoor space with a patio area, lawn and mature planting. Within the garden are substantial outbuildings, benefiting from light and power.

The property further benefits from solar panels which contribute towards reducing electricity costs, with surplus energy being exported back to the grid.

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

Leaving the Perry Bishop office on Bath Road, head south and continue on Bath Road, at the roundabout turn onto Shurdington Road, continuing straight before turning into Woodlands Road. Follow Woodlands Road and then turn into Canterbury Walk, where the property can be found on the right hand side as indicated by a Perry Bishop for sale board.

What 3 Words: **freed.period.slope**

Services & Tenure

Tenure - To be advised

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - GasCentral

Local Authority

Cheltenham Borough Council

Council tax Band - C

Our reference

CHE250573

10th February 2026

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk

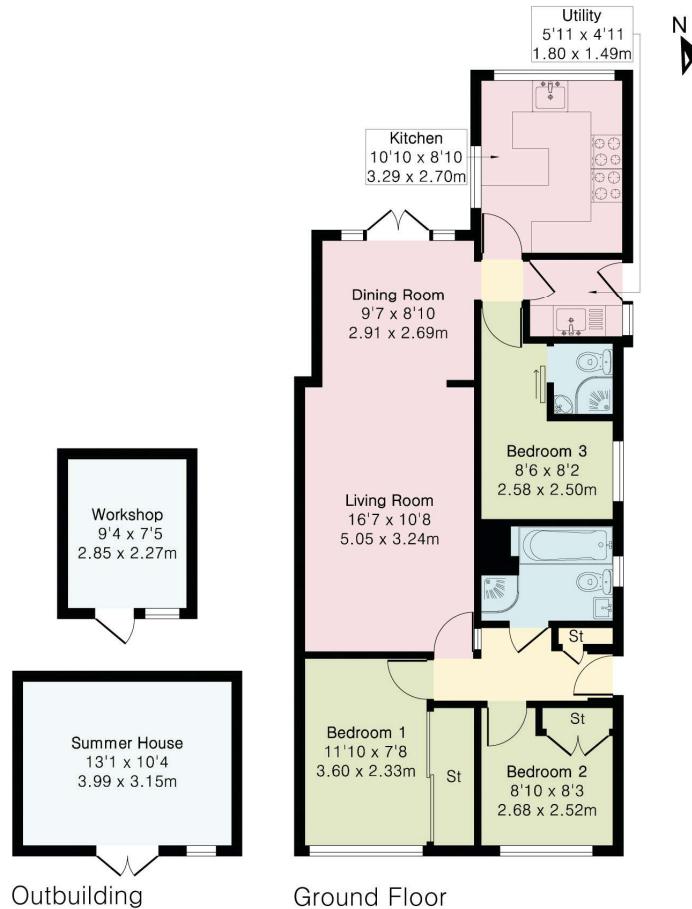






Approximate Gross Internal Area 817 sq ft - 76 sq m
(Excluding Outbuilding)

Outbuilding Area 205 sq ft - 19 sq m



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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.

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.