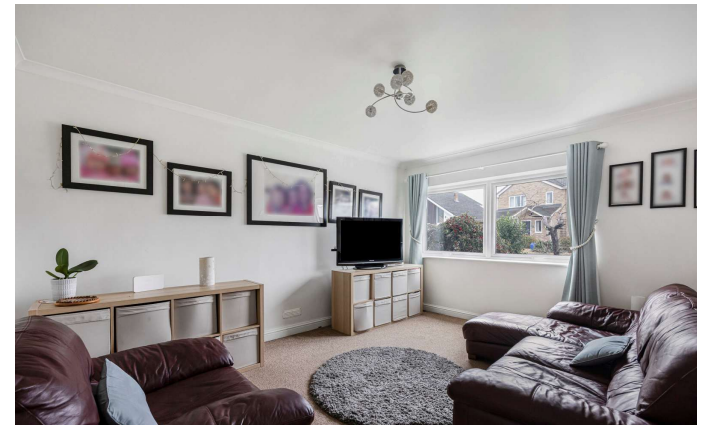


Merestones Close, Cheltenham, Gloucestershire, GL50 2ST



- Detached • Four bedrooms • Two Bathrooms • Two reception rooms • Quiet and sought after location • EPC C

Merestones Close,

Cheltenham, Gloucestershire, GL50 2ST

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

An extended and well-proportioned four-bedroom detached family home, tucked away in a quiet cul-de-sac within one of Cheltenham's most sought-after residential areas, close to The Park, Bath Road amenities and the town centre.

The property offers approximately 1,757 sq ft (163 sq m) of accommodation including the garage, arranged over two floors and providing flexible living space ideal for modern family life.

On the ground floor, the welcoming entrance hall leads to a generous sitting room positioned at the front of the property, while a separate second reception room offers versatility as a family room, home office or fifth bedroom if required. To the rear, the heart of the home is the spacious kitchen/dining room, providing ample space for everyday living and entertaining, with direct access to the garden and the benefit of underfloor heating, enhancing comfort throughout this key living space. Additional benefits include a ground floor shower room, which also enjoys underfloor heating, useful storage cupboards and internal access to the integral garage.

The first floor comprises four well-proportioned bedrooms, including a particularly spacious principal bedroom with built-in storage. The remaining bedrooms are served by a family bathroom, with further storage off the landing.

Externally, the property benefits from off-street parking, an integral garage, and private gardens (details to be confirmed), making it an excellent opportunity for families or buyers seeking a well-located detached home with scope to personalise

Amenities

Cheltenham is a historic Regency town, often regarded as the gateway to the Cotswolds, and is well known for its strong cultural identity and high quality of life. The town hosts a wide range of nationally recognised festivals throughout the year, including literature, music, jazz, science, food and drink, and National Hunt racing.

The town centre offers an excellent mix of shopping facilities, from independent boutiques to well-known high street brands, alongside a broad range of cafés, restaurants and leisure amenities. Recreational and cultural attractions include theatres, cinemas, golf courses and the renowned Cheltenham Racecourse.

Cheltenham is also well placed for travel and commuting. There is a mainline railway station providing direct services to London and other major cities, while the nearby M5 motorway offers convenient access to Bristol, Birmingham and the wider motorway network. The surrounding countryside and Cotswold villages are easily accessible, making Cheltenham an ideal base for both town and country living.

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 towards Leckhampton and continue onto Shurdington Road. Continue along Shurdington Road until turning right into The Park, continue to follow The Park around, remaining on it as it loops, before turning left into Merestones Road and then left again onto Merestones Drive. Follow the road through before turning left into Merestones Close, where the property will be found on the left-hand side.

What3Words: opera.clever.rate

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Local Authority

Cheltenham Borough Council

Council Tax Band - E

Our reference

CHE260027

26th January 2026

We'd love to hear from you

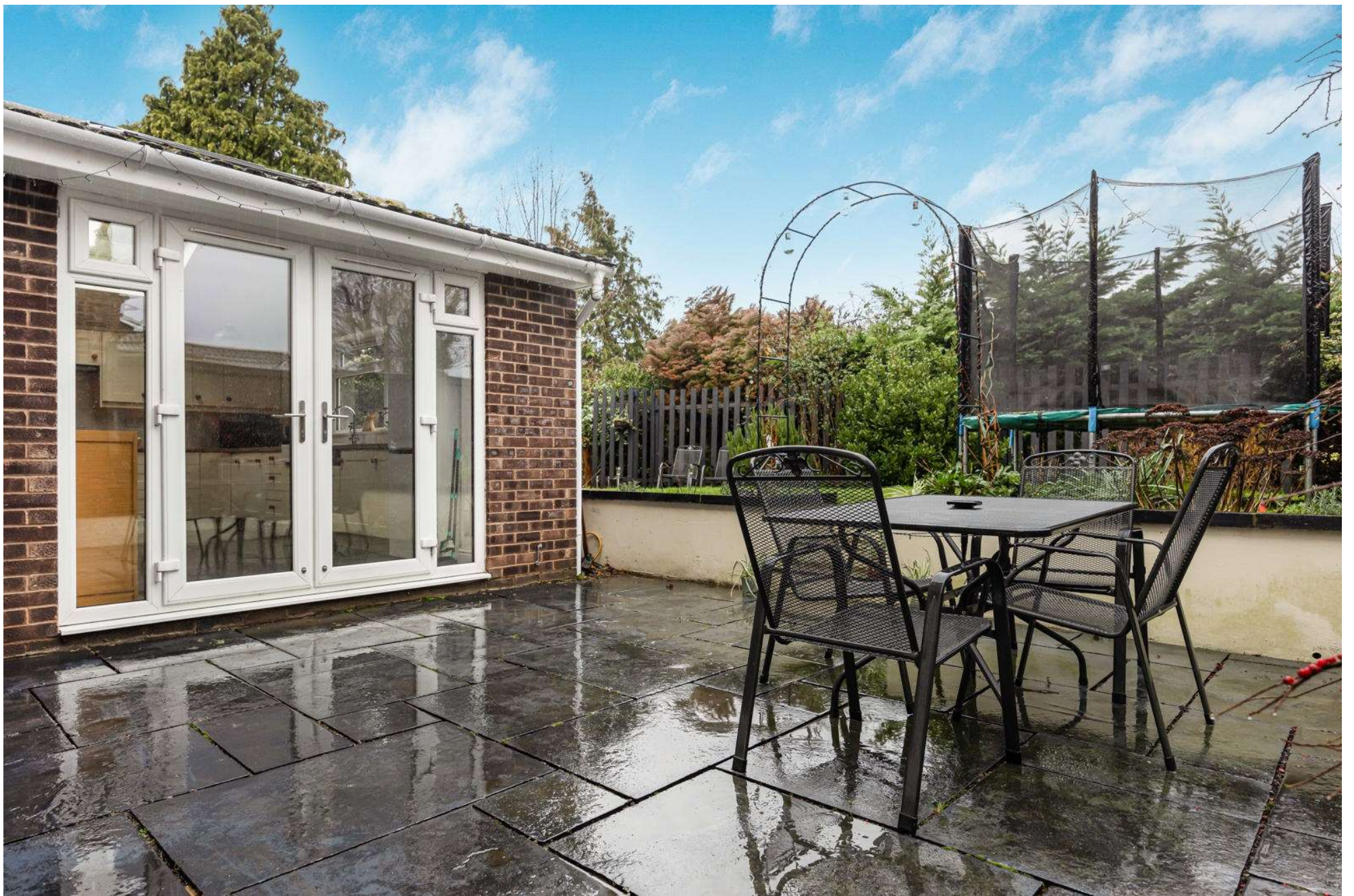
140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

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E: cheltenham@perrybishop.co.uk







**Approximate Gross Internal Area 1757 sq ft - 163 sq m
(Including Garage)**

Ground Floor Area 1130 sq ft – 105 sq m

First Floor Area 627 sq ft – 58 sq m



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.

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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.

Gloucestershire • Oxfordshire • Wiltshire

