

PerryBishop

PROPERTY MADE PERSONAL

Glenlea Grove, Up Hatherley, Cheltenham, Gloucestershire, GL51 3HY



- Three bedrooms
- Terraced
- Cul-de-sac location
- Driveway & garage
- Great local amenities
- EPC C



Glenlea Grove

Up Hatherley

Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

Situated in a quiet cul-de-sac within the ever-popular Up Hatherley area of Cheltenham, this well-proportioned three-bedroom home offers generous living space, a garage, and a private rear garden – ideal for families, first-time buyers or those looking to downsize.

The accommodation extends to approximately 866 sq ft (80 sq m) and is arranged over two floors.

On the ground floor, a welcoming entrance hall leads through to a particularly spacious 24'1" living/dining room, providing excellent entertaining space with room for both lounge and formal dining areas. The fitted kitchen sits to the rear of the property and offers a practical layout with a range of base and wall units.

Upstairs, the first floor provides three well-proportioned bedrooms. The principal bedroom measures 11'5" x 10'2", bedroom two is a comfortable double, and bedroom three makes an ideal child's room, guest room or home office. A family bathroom serves the bedrooms, along with additional built-in storage off the landing.

Externally, the property benefits from off-road driveway parking leading to the integral single garage and an exceedingly private enclosed rear garden, perfect for outdoor dining and family use.

Glenlea Grove is conveniently positioned close to local shops, schools and amenities in Up Hatherley, with excellent access to Cheltenham town centre, the M5 motorway and GCHQ.

An excellent opportunity to acquire a well-presented three-bedroom home in a quiet, sought-after residential location.

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 Perry Bishop's Bath Road office head away from Cheltenham town centre, at the first roundabout turn right onto Shurdington Road, continue straight through the traffic lights and continue until the next roundabout, turn right here (2nd exit), at the next roundabout turn right into Caernarvon Road, pass Morrisons Supermarket on your left, continue on and take the second left into Doverhay, turn left into Glenlea Grove then the property will be on the left.

What 3 Words /// **path.giant.basket**

Services & Tenure

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



Local Authority

Cheltenham Borough Council
Council Tax Band - C

Our reference

CHE260067
18th February 2026

We'd love to hear from you

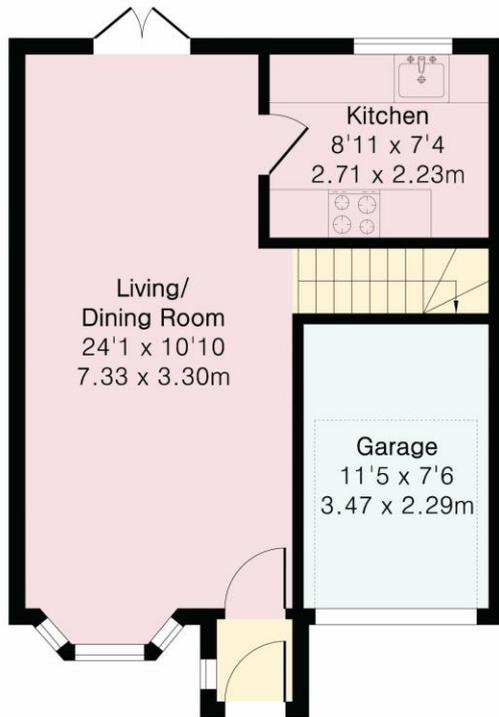
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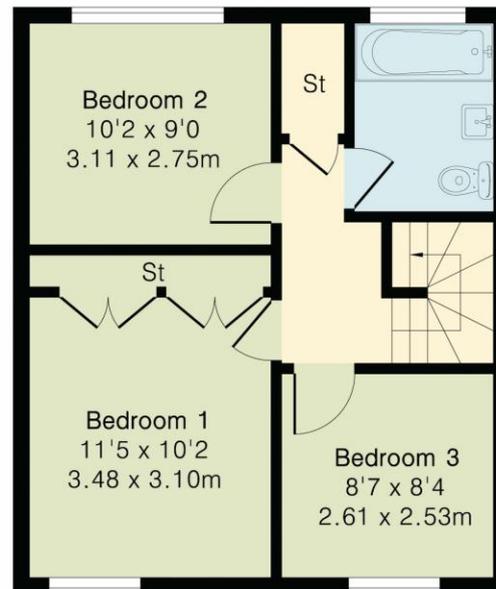
Approximate Gross Internal Area 866 sq ft - 80 sq m

Ground Floor Area 442 sq ft – 41 sq m

First Floor Area 424 sq ft – 39 sq m



Ground Floor



First Floor

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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.

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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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