PerryBishop

PROPERTY MADE PERSONAL

Oakland Avenue, Cheltenham, Gloucestershire, GL52 3EP

• Four-bedroom family home • Generous plot with large rear garden • Social kitchen/dining room • Bright garden room overlooking the garden • Paved driveway providing off-road parking • EPC - D

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Cheltenham, Gloucestershire, GL52 3EP

Key Features

4 Bedrooms

1 Bathroom

3 Receptions

About the property

A spacious four-bedroom semi-detached family home set on a particularly generous plot within a quiet cul-de-sac, offering well-balanced living accommodation and a large private rear garden in a popular Cheltenham location. The property is conveniently positioned approximately a fifteen-minute walk from Cheltenham town centre, while Prestbury village, with its countryside walks and traditional Cotswold pubs, is also within a similar walking distance.

The ground floor accommodation begins with a welcoming entrance hall where original features, including attractive tiled flooring, reflect the character of the home. From here, a comfortable living room sits to the front of the property and features an attractive fireplace. To the rear is a sociable kitchen and dining room which forms the natural heart of the home, providing an excellent space for everyday family life and entertaining. This area opens into a bright garden room overlooking the rear garden, creating an additional reception space with a pleasant outlook. A downstairs WC completes the ground floor.

Upstairs, the first floor provides four bedrooms together with a family bathroom, offering practical and well-proportioned accommodation and far reaching views to the rear towards Cleeve Hill. The property also benefits from a substantial attic space which is partially boarded, providing valuable additional storage.

Externally, the property continues to impress. To the front there is a paved driveway providing off-road parking and access to the garage. The rear garden is a particular highlight, offering a generous outdoor space with a patio area, large lawn and established shrubs. A second patio seating area and summer house provide further flexibility for outdoor entertaining or relaxing. The garden enjoys a good degree of privacy and is minimally overlooked.

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 regarded for education, with a variety of highly respected schools in both the state and independent sectors including Cheltenham College, Cheltenham Ladies' College, Dean Close School, Balcarras School, Leckhampton High School and Pate's Grammar School.

Cheltenham is well placed for travel and commuting, with a mainline railway station providing direct services to London and other major cities. The nearby M5 motorway offers convenient access to Bristol, Birmingham and the wider motorway network, while 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 north and turn right onto Sandford Road. Continue along Sandford Road before turning left into College Road. Follow College Road and carry on to Hewlett Road, then continue along All Saints Road. The turn right at the roundabouts taking the exit to Prestbury Road. follow this road for a short time before taking the turning into Oakland Avenue, where the property can be found on the right-hand side.

What 3 Words: **lofts.funny.broke**

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

CHE260069
9th March 2026

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG
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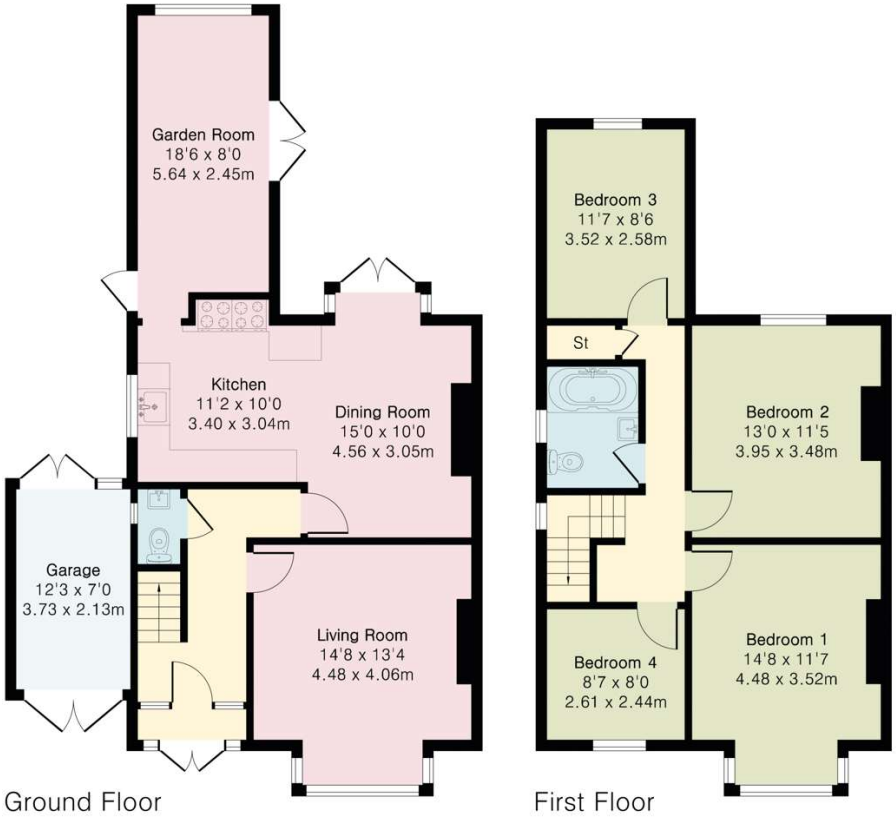
Approximate Gross Internal Area 1335 sq ft - 124 sq m
(Excluding Garage)

Ground Floor Area 700 sq ft – 65 sq m
First Floor Area 635 sq ft – 59 sq m
Garage Area 86 sq ft – 8 sq m

N



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PINK PLAN

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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