

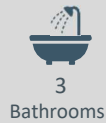
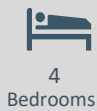
## The Chestnuts, Cleavelands Drive, Cheltenham, GL50 4QG



- Modern four-bedroom townhouse
- Private gated development
- Accommodation arranged over three floors
- Open-plan sitting and dining room with balcony
- Three bath or shower rooms including en-suites
- EPC C

# The Chestnuts, Cleavelands Drive, Cheltenham, GL50 4QG

## Key Features



## About the property

A beautifully presented and modern four-bedroom townhouse, set within a private gated development close to Pittville Park, offering flexible accommodation arranged over three floors along with garage and parking.

The property provides well-balanced living space suited to a range of buyers, with a practical layout and good natural light throughout.

The ground floor includes a bedroom with en suite facilities, ideal for guests or multi-generational living, along with a utility area and internal access to the garage.

The first floor forms the main living space, with an open-plan sitting and dining room extending across the width of the property. This is a bright and sociable room, with direct access to a balcony. The kitchen is positioned separately and fitted with a range of integrated appliances. A further bedroom/study is also located on this floor.

Upstairs, the second floor provides two double bedrooms, both benefiting from en suite facilities. The principal bedroom also enjoys access to a private balcony.

Externally, the property is set within a secure gated development and benefits from allocated parking in addition to the integral garage.

A well-located and low-maintenance home, ideally positioned for access to Pittville Park, the racecourse and Cheltenham town centre.

## Amenities

Cheltenham is a Regency spa town known for its elegant architecture, cultural festivals and strong sense of identity, offering a balance of lifestyle, education and connectivity. The town is widely regarded for its broad appeal, combining period charm with a modern and well-served centre.

There is an extensive range of shopping, dining and leisure facilities, from independent boutiques and cafés in areas such as Montpellier and Tivoli, to more comprehensive offerings in the town centre. Cheltenham is also home to a number of well-known festivals throughout the year, including literature, music, science and food, along with the Cheltenham Festival at the racecourse.

The town is particularly well served for education, with a wide selection of highly regarded schools including Cheltenham College, Cheltenham Ladies' College, Dean Close School, Pate's Grammar School, Balcarras School and The Crypt School, alongside a number of established primary schools.

Cheltenham also benefits from excellent transport links, with easy access to the M5 providing routes to Bristol and Birmingham, as well as a mainline railway station offering regular services to London and other major cities.

## 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. Continue ahead and take the left onto College Road, following the road as it becomes Hewlett Road and then All Saints Road.

At the roundabout, take the first exit, then continue straight over the next two roundabouts onto Wellington Road. At the traffic lights, turn right onto Evesham Road, then take the left turning into Cleavelands Drive, where the property will be found on the right-hand side, identified by a Perry Bishop for sale board.

What 3 Words

**weeks.moved.parts**

## Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Gas

## Local Authority

Cheltenham Borough Council

Council tax Band - E

## Our reference

CHE260075

13th April 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)





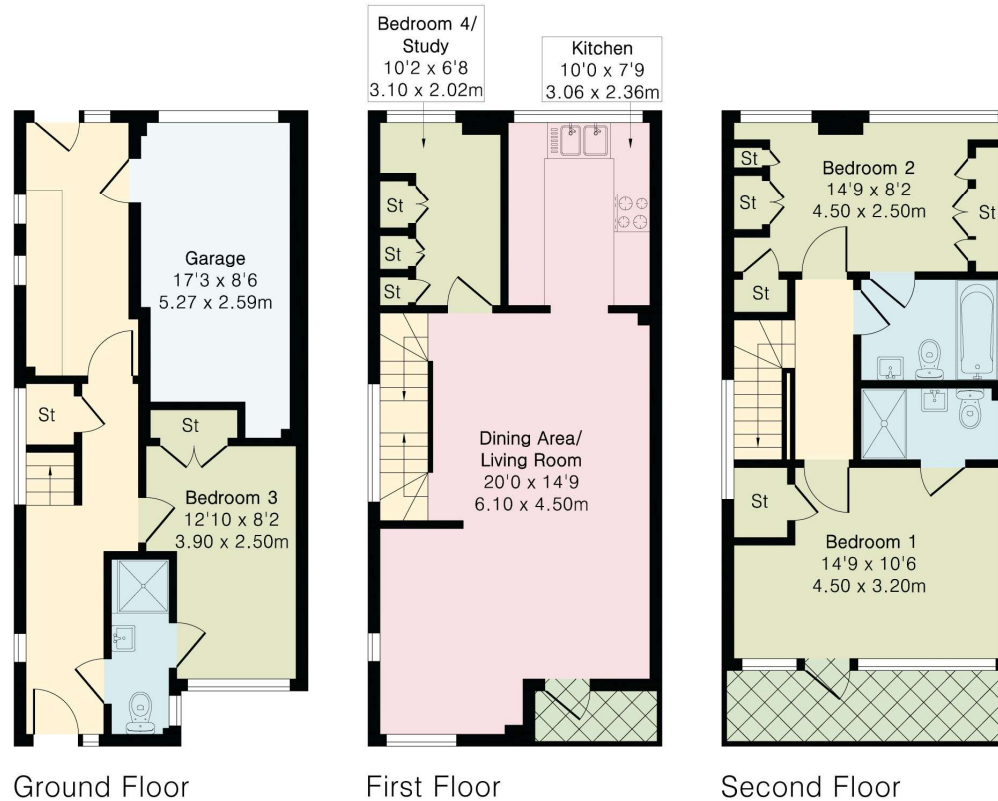


# Approximate Gross Internal Area 1382 sq ft - 128 sq m (Including Garage)

Ground Floor Area 474 sq ft – 44 sq m

First Floor Area 474 sq ft – 44 sq m

Second Floor Area 434 sq ft – 40 sq m



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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.



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