

Marle Hill Parade, Cheltenham, Gloucestershire, GL50 4LG



Over 1,500 sq ft including cellar and garage • No onward chain • Period character throughout •
Generous rear garden • Large detached garage/workshop to the rear • EPC D •

Marle Hill Parade

Cheltenham

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

A substantial period home extending to over 1,500 sq ft, offering three bedrooms, a useful cellar, a large detached garage/workshop and a generous rear garden, all within easy reach of Cheltenham town centre and offered with no onward chain.

Behind its modest frontage lies a home that offers considerably more space than first impressions suggest. Arranged over two floors with the added benefit of a sizeable cellar below, the property combines well-proportioned accommodation with excellent storage and future potential.

The ground floor includes two reception rooms, a kitchen and a sun room overlooking the rear garden, whilst upstairs there are three bedrooms and a family bathroom. The property has been well cared for over the years and now offers an opportunity for a new owner to update and personalise to their own taste.

Outside, the rear garden is a particular feature. Mature and established, it provides a surprising amount of outdoor space for such a central location and leads to a substantial detached garage/workshop at the far end of the plot. Whether used for storage, hobbies, vehicles or simply as valuable additional space, it is a feature rarely found with homes of this type.

With its combination of character, space and potential, this is a property that could appeal equally to owner-occupiers looking to create a long-term home or buyers seeking a period property with scope to add value over time.

Amenities

Cheltenham is a historic Regency spa town, widely regarded as one of the most desirable locations within Gloucestershire and the gateway to the Cotswolds.

Known for its elegant architecture, tree-lined avenues, cultural festivals and thriving town centre, Cheltenham offers an excellent blend of lifestyle, education, connectivity and green space.

The town provides a wide range of independent shops, restaurants, cafés, leisure facilities and parks, alongside well-known areas including Montpellier, Lansdown, Leckhampton, Tivoli, Pittville and Charlton Kings, each offering their own distinct character.

Cheltenham is particularly renowned for education, with highly regarded schools including Cheltenham College, Cheltenham Ladies' College, Dean Close School, Pate's Grammar School, Balcarras School and Leckhampton High School all contributing to the town's continued popularity with families.

Cheltenham Spa railway station provides direct links to Birmingham, Bristol and London, while the A40, A417 and M5 motorway offer excellent regional connectivity.

Combining Regency character, strong schooling, cultural identity and access to the Cotswolds, Cheltenham continues to attract buyers from across Gloucestershire and beyond.

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 left onto Suffolk Street. Continue before turning right into Suffolk Square and take the second exit onto Montpellier Walk.

Proceed straight ahead onto St George's Road before turning right onto Royal Well Road. Continue along and then turn right onto Clarence Street. Follow the road ahead before turning left onto Clarence Road, which then becomes St Paul's Road.

Take the next right into Marle Hill Parade, where the property will be found on the right-hand side, identified by a Perry Bishop For Sale board.

What 3 Words [///comic.export.slides](http://comic.export.slides)

Services & Tenure

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

Local Authority

Cheltenham Borough Council / Council tax Band - B

Our reference

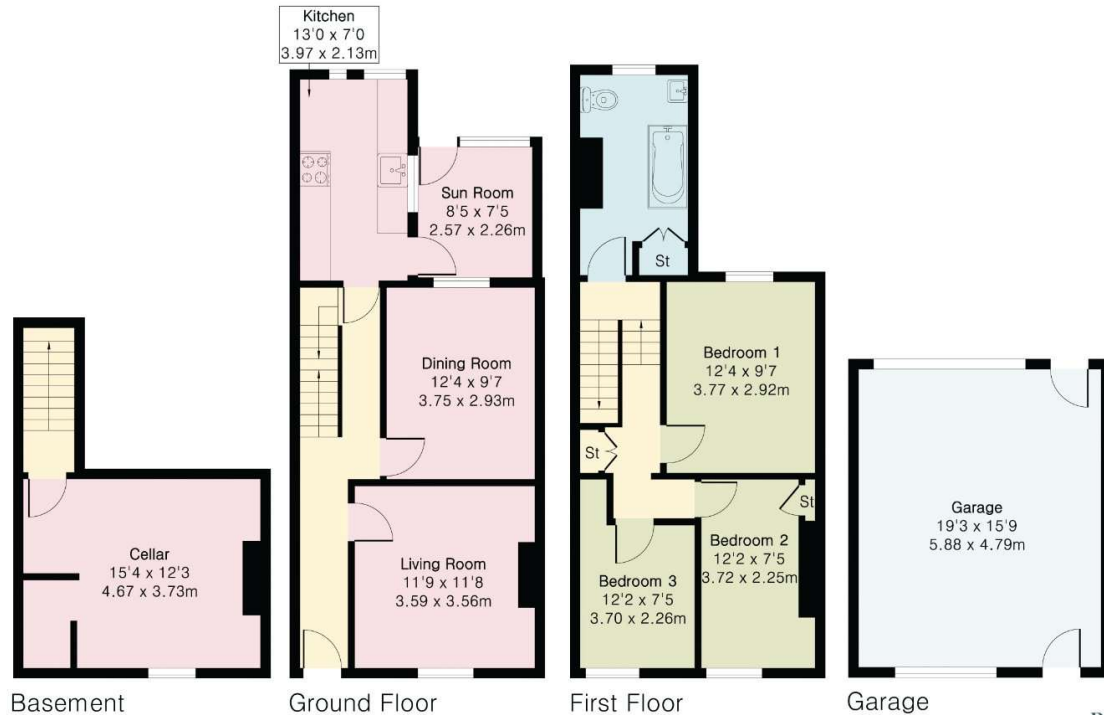
CHE260143 /3rd June 2026

We'd love to hear from you

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**Approximate Gross Internal Area 1539 sq ft - 142 sq m
(Including Garage)**

Basement Area 220 sq ft – 20 sq m
Ground Floor Area 542 sq ft – 50 sq m
First Floor Area 474 sq ft – 44 sq m
Garage Area 303 sq ft – 28 sq m



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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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