

## Lauriston Park, Cheltenham, Gloucestershire, GL50 2QL

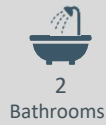
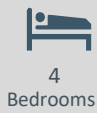


- No onward chain • Located within a no-through road in The Park • Four double bedrooms • Principal bedroom with en suite
- Flexible living space across all levels • Private rear garden with patio and lawn • EPC C

# Lauriston Park,

Cheltenham, Gloucestershire, GL50 2QL

## Key Features



## About the property

A well-arranged modern townhouse set over three floors, offering flexible living space, a private rear garden and a position within a well-regarded no-through road in The Park.

The ground floor provides a layout that works naturally for day-to-day living. A dining room sits to the front, while to the rear the kitchen and breakfast space opens through to a conservatory overlooking the garden, creating a sociable area that moves easily between inside and out. A utility area and cloakroom add further practicality.

On the first floor, a generous sitting room provides a comfortable main reception space, with enough room to relax and unwind, along with two double bedrooms and a family bathroom.

The second floor continues the flexibility of the home, with two further double bedrooms, including a principal bedroom with en suite facilities.

Externally, the rear garden offers a good degree of privacy, with a mix of lawn and patio space suited to both everyday use and more relaxed evenings outside. A detached outbuilding provides a valuable addition, ideal as a home office, studio or separate workspace.

A garage and off-road parking complete the property.

A home that combines a flexible layout with a setting that allows easy access to both the open spaces of The Park and the centre of Cheltenham.

## Amenities

The Park is one of Cheltenham town's premier residential districts, located to the South of the town centre providing excellent access to Montpellier and Tivoli.

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

From the Perry Bishop office on Bath Road, head south and take the second exit at the roundabout onto Shurdington Road. Turn right onto Moorend Park Road, then take the first exit at the roundabout onto The Park.

Turn left onto Merestones Drive, followed by a left into Lauriston Park. Continue to the end of the road, where the property will be found on the right-hand side as indicated by a Perry Bishop for sale board.

What 3 Words: **coats.shakes.nerve**

## 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

CHE260173  
5th May 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)







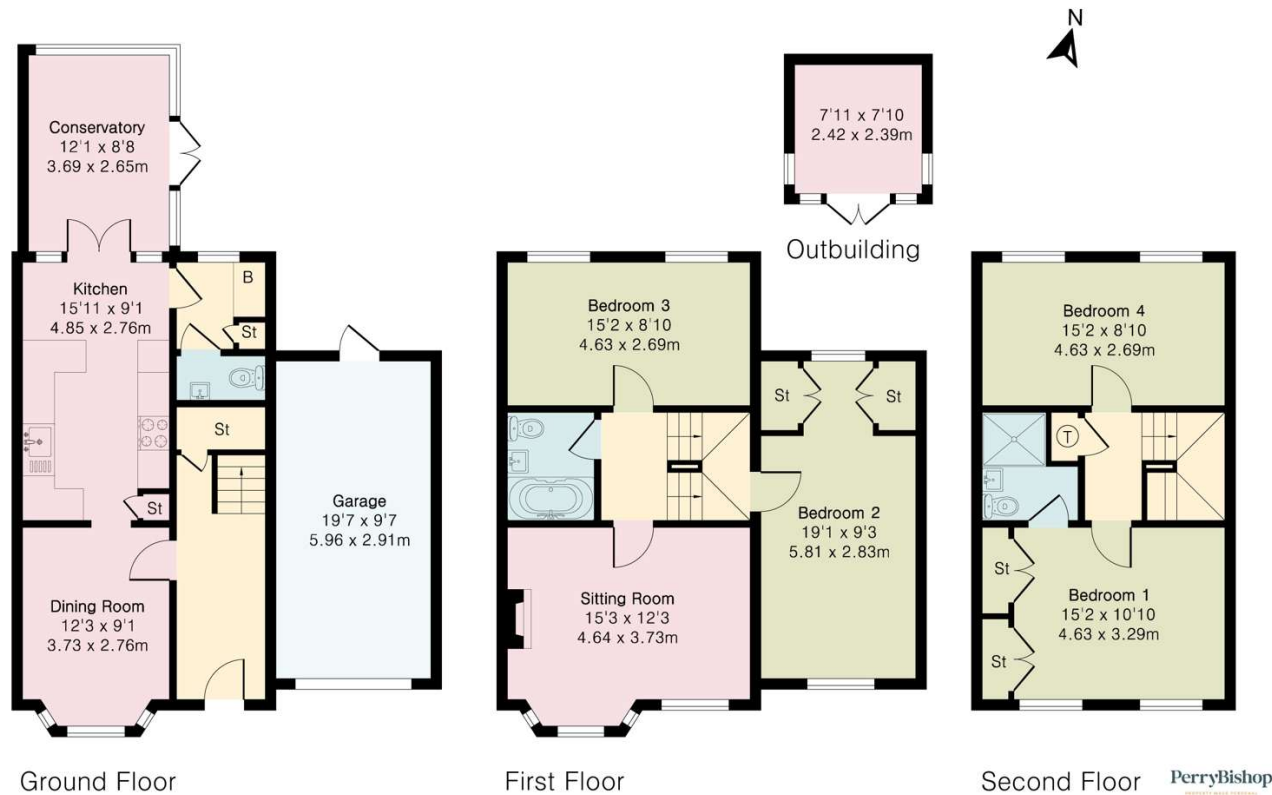
**Approximate Gross Internal Area 1725 sq ft - 160 sq m  
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 710 sq ft – 66 sq m

First Floor Area 612 sq ft – 57 sq m

Second Floor Area 403 sq ft – 37 sq m

Outbuilding Area 62 sq ft – 6 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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