

Approximate Gross Internal Area = 237.0 sq m / 2551 sq ft
 Loft Space = 29.5 sq m / 317 sq ft
 Outbuildings = 53.0 sq m / 570 sq ft
 Total = 319.5 sq m / 3438 sq ft
 (Excluding Eaves Storage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Errington Smith Sales & Lettings

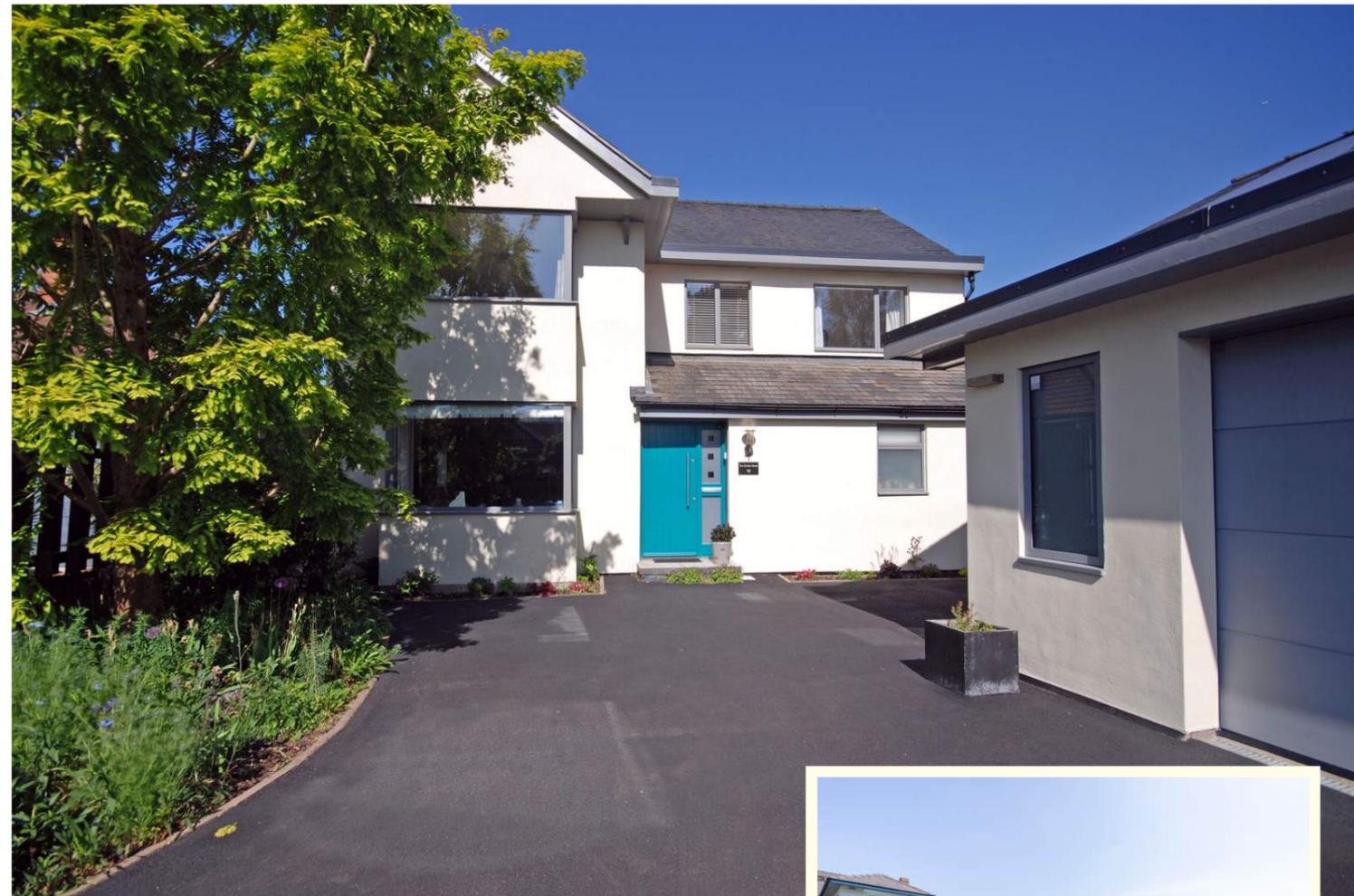
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



10 Ariel Lodge Road, Gloucestershire, Cheltenham GL52 2TA

A beautifully presented five bedroom detached family home located at the end of a quiet cul-de-sac in a popular residential area close to local shops, cafes and schools with off road parking, a double garage and a remarkable rear garden.



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01242 575805 www.erringtonsmith.com 107 Promenade Cheltenham Gloucestershire GL50 1NW

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A beautifully presented five bedroom detached family home located at the end of a quiet cul-de-sac in a popular residential area close to local shops, cafes and schools with off road parking, a double garage and a remarkable rear garden. Its spacious accommodation, offered in very good decorative order, on the ground floor comprises in brief, an inviting hallway with built-in storage, a large light and bright living room, a wonderful kitchen/dining room offering a wide range of fitted cabinets, a large island, Velux windows and a vaulted ceiling all opening onto the surprisingly large rear garden plus doors to a family room with further access to the outside, a utility room, a double bedroom and shower room. Above, there are a further two double bedrooms and a main bedroom complete with an en-suite shower room, a dressing area and double doors opening onto a splendid westerly facing terrace with views over the garden, a family bathroom with a separate shower, a single bedroom/study with stairs to a large, fully boarded useful loft space with plenty of eaves storage. Further benefits of this fine property include double glazing, gas fired central heating, underfloor heating at the rear of the house and downstairs shower room, an insulated garden room with double glazing that is currently used as an art studio, a superb rear garden that is a joy to explore, side access, a double garage with pedestrian access and solar panels. Council Tax Band - E



Directions

Leave Cheltenham via Hewlett Road. Go straight over the mini roundabout and take the fourth turning on the left onto Ariel Lodge Road. The property can be found at the end of the cul-de-sac on the left hand side.

Price:

£1,100,000

Tenure:

Freehold

Contact:

Karen Short

