

An aerial photograph of a residential neighborhood. In the foreground, a large tree with vibrant orange and yellow autumn leaves stands on the left. To its right is a modern house with a grey gabled roof and a stone base, featuring a paved patio with a grey sofa. The house is surrounded by a green lawn and a stone path. In the background, a row of traditional houses with grey roofs and chimneys stretches across the frame. To the right, several green tennis courts are visible. In the far distance, a large church with a tall spire and rolling hills are visible under a clear blue sky.

Christchurch Road

 Nick
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Christchurch Road

Cheltenham, GL50 2PW

£1,350,000 Freehold

A stunning and exceptionally spacious 5 bedroom home, offering approximately 3,100 sq ft. (including outbuilding & store room) of beautifully presented accommodation, situated in one of Cheltenham's most sought after roads.

GENEROUS PLOT • welcoming reception hallway • c.16' living room • c.16' cinema room • impressive kitchen/dining room • utility & cloakroom • study • ground floor bedroom with dressing room & ensuite • 4 further bedrooms • home gym & store room (formerly a double garage) • lawned garden • ample off-road parking • family bathroom & additional second en suite shower room

Description

An exceptional family home of over 3000 sq ft which has been extended, remodelled and upgraded, creating stylish and versatile living space within a highly sought after location. The beautifully presented accommodation includes a spacious hallway, light and airy living room with bespoke cupboards and shelving, separate cinema room (easily adapted to an additional reception room), study which is currently used as a crafts/hobby room, an impressive kitchen/dining room with quartz worktops and a range of quality integrated appliances, and a separate utility room. Also on the ground floor, there is a cloakroom and double bedroom with dressing room and en suite. On the first floor, there are 4 bedrooms, a further a dressing room and en suite, and a family bathroom. Outside, the driveway, providing ample off-road parking, leads to the garden which is mainly to the front of the property and is laid to lawn with a southwesterly aspect. The paved patio enjoys views across the garden and provides an ideal dining/entertaining space. The former double garage has been adapted to provide a home gym with a useful storage room.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** F. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

Agents Note The garage was underpinned in 2001 due to root damage from a nearby tree in the garden.



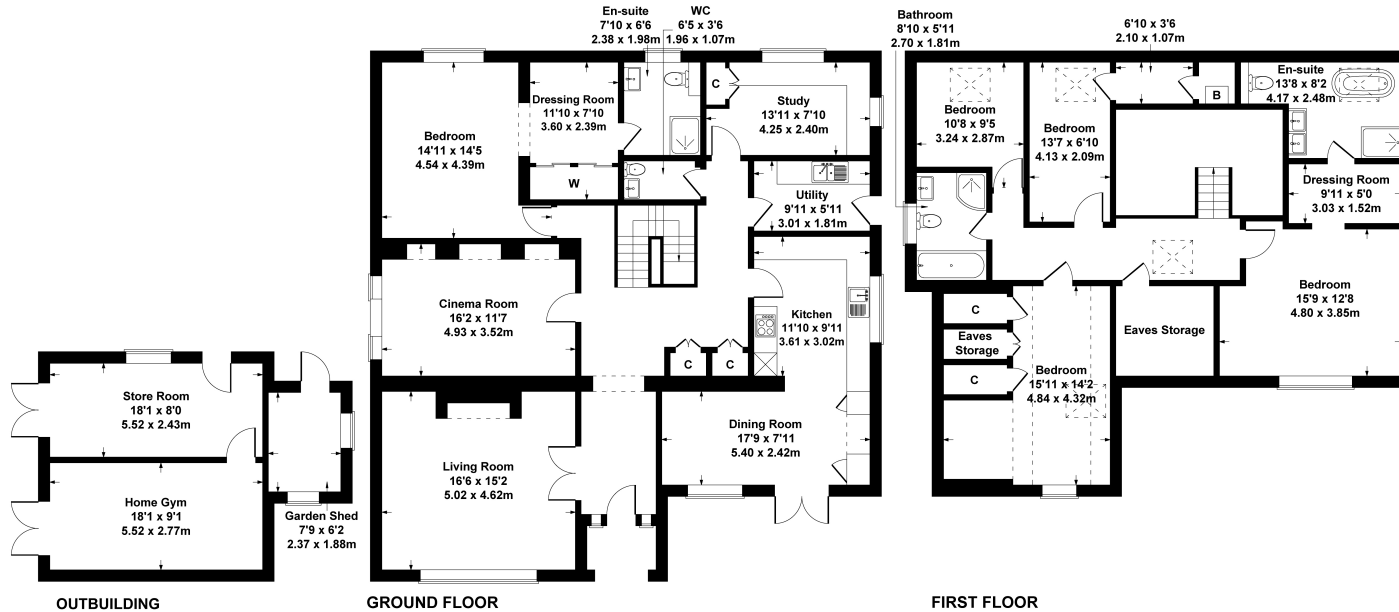


Situation

Christchurch Road is a highly desirable residential road located just a short stroll from the town centre, Montpellier, and the railway station. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

34 Christ Church Rd

Approximate Gross Internal Area
House : 2745 sq ft - 255 sq m
Outbuilding : 377 sq ft - 35 sq m
Total : 3122 sq ft - 290 sq m



OUTBUILDING
(OUTBUILDING LOCATION
NOT ACCURATE)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	79	84
A		
(81-91)		
B		
(69-80)		
C		
(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

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