

Bishops Cleeve



# Bishops Cleeve

Cheltenham Road, Bishops Cleeve, Cheltenham, GL52 8LZ

£725,000 Freehold

**A substantial 4 bedroom, detached, family house with a good size garden, situated close to schools and amenities.**

Enclosed entrance porch • reception hall • living room • family room • kitchen/breakfast room • utility room • dining room • playroom • home office/gym • cloakroom • 4 good size bedrooms • 2 bath/shower rooms • garage & driveway • lovely garden • brick built shed/tool store • gas central heating & double glazing

## Description

A detached family house offering generous and flexible living space. The accommodation includes an enclosed entrance porch, reception hall, living room with feature fireplace, family room with sliding patio doors to the rear garden, a good size kitchen/breakfast room, utility room, dining room, playroom, and a gym/home office. Upstairs there are 4 good size bedrooms and 2 bath/shower rooms, the master bedroom with en suite. Outside, there is a paved driveway providing parking and turning for several cars, and a single garage. At the rear, there is a large level west facing garden with large lawned sections, seating areas, and a brick built workshop/garden store. The property further benefits from gas central heating and double glazing.

## Further Information:

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





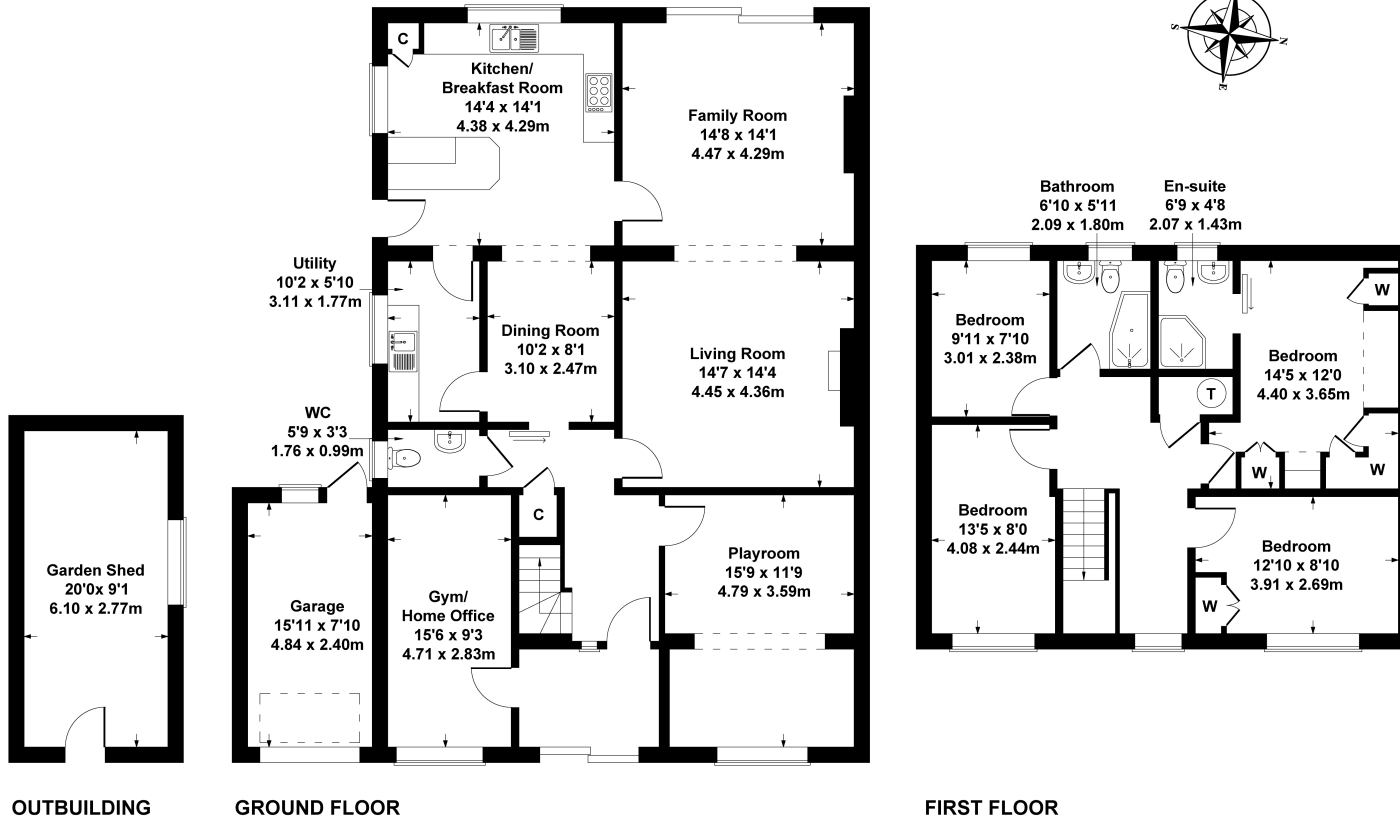


### Situation

Situated close to the centre of Bishops Cleeve, with easy access to the A435 to Cheltenham or north to Tewkesbury and the M5 J9. The village offers extensive amenities including a Tesco supermarket, post office, doctors surgery, banking facilities, and schools for all ages. Cheltenham (about 4 miles away) is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also hosts the music, jazz, science, and literature festivals currently held in Imperial Gardens.

## 122 Cheltenham Rd

Approximate Gross Internal Area  
House = 2045 sq ft - 190 sq m  
Garage = 118 sq ft - 11 sq m  
Outbuilding = 183 sq ft - 17 sq m  
Total = 2346 sq ft - 218 sq m



OUTBUILDING

(Outbuilding Location  
Not Accurate)

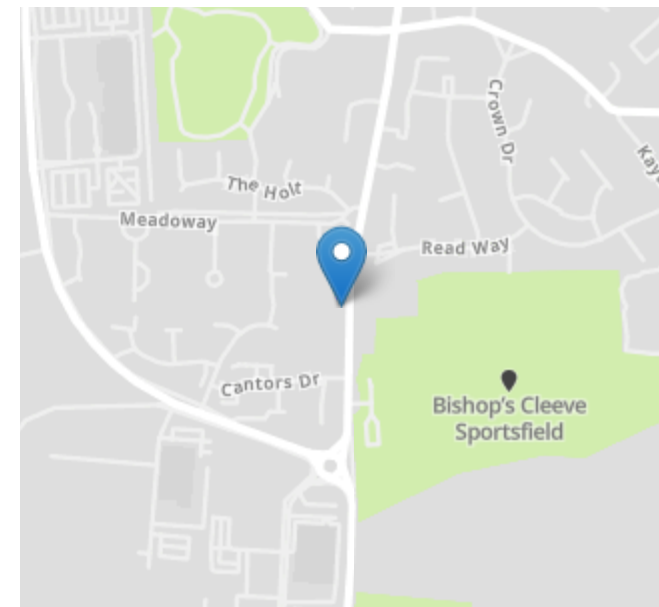
GROUND FLOOR


FIRST FLOOR

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+) <b>A</b>	67	81
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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