



Warden Hill

 Nick  
**GRIFFITH**  
ESTATE AGENTS



# Warden Hill

Oxford Way, Cheltenham, GL51 3HJ

£395,000 Freehold

A good size 3 bedroom, semi-detached family house, situated in this ever popular residential location close to schools and amenities.

NO ONWARD CHAIN • reception hall • living room • dining room • family room • conservatory • cloakroom • 3 bedrooms • bathroom • loft room • garden room • driveway • landscaped garden • double glazing & gas central heating • workshop/garden store (formally a garage)

## Description

A traditional bay fronted family house, offering generous and versatile living space in this sought after location. The accommodation, which is now in need of some updating, includes a reception hall, living room with feature fireplace, dining room which is open to the kitchen and family room, conservatory, and a downstairs cloakroom/utility area. Upstairs, there are 3 bedrooms, a bathroom, and a loft room which is accessed via a loft ladder. Outside, there is a driveway, a lovely mature landscaped rear garden, workshop/store room (formally the garage), and a garden room. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** D. **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.





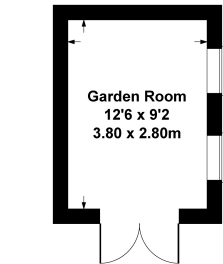
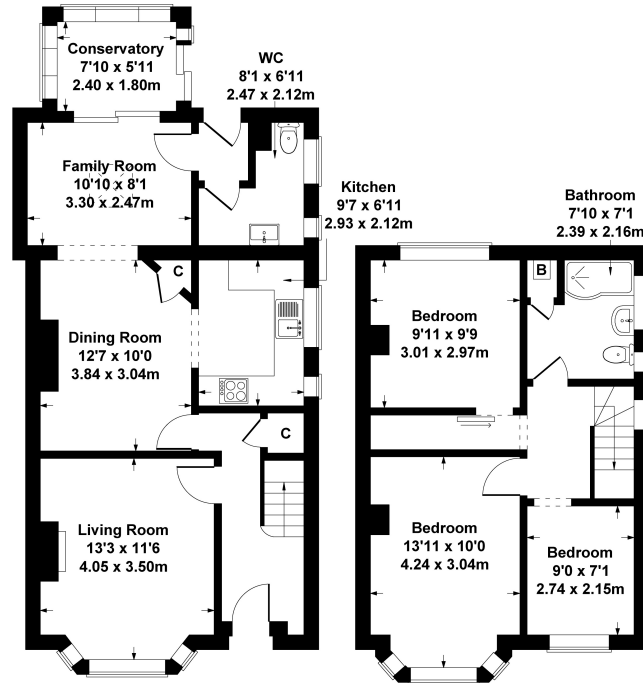
### Situation

Warden Hill is a neighbourhood on the southwest outskirts of Cheltenham. Lying between Leckhampton and Hatherley, the area is characterised by post war property in quiet residential streets. There are local schools, shops, services, and the busier retail centres of Bath Road and Cheltenham town centre are within easy reach. The nearest primary school is Warden Hill Primary School and the nearest secondary is Bournside.

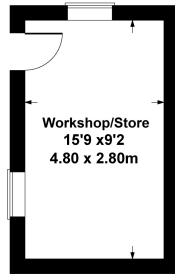


## 20 Oxford Way

Approximate Gross Internal Area  
House : 1206 sq ft - 112 sq m  
Garage : 140 sq ft - 13 sq m  
Outbuilding : 118 sq ft - 11 sq m  
Total : 1464 sq ft - 136 sq m



**GARDEN ROOM**  
(GARDEN ROOM LOCATION NOT ACCURATE)

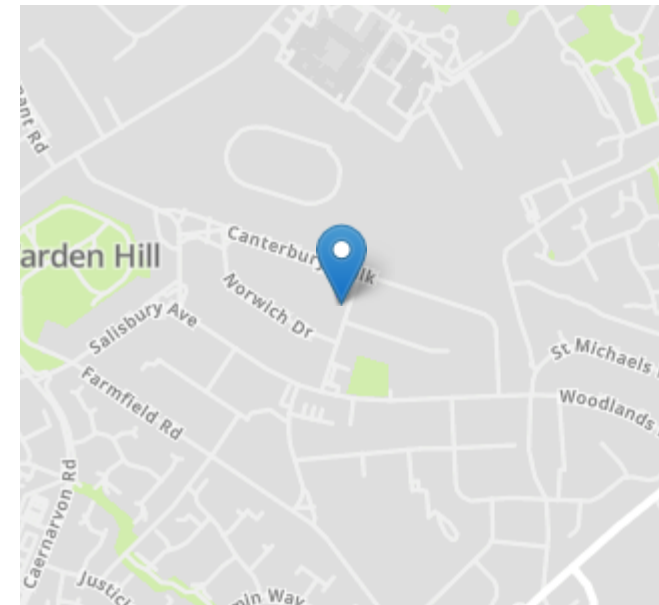


**WORKSHOP/STORE**  
(WORKSHOP/STORE LOCATION NOT ACCURATE)

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	63	
(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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