

The Park



 Nick
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ESTATE AGENTS

The Park

Merestones Drive, Cheltenham, GL50 2SS

£850,000 Freehold

An extended and beautifully presented 4 bedroom, detached, family house, situated in this highly regarded location close to sought after schools.

NO ONWARD CHAIN • reception hall • living room • dining room • family room • home office • kitchen • utility room • cloakroom • 4 bedrooms • 2 bath/shower rooms • gas central heating & double glazing • driveway • landscaped garden

Description

A very well presented detached home offering versatile family living space in this popular no-through road. The accommodation, which has been extended and upgraded in recent years, includes a reception hall, living room with feature fireplace, dining room, family room, kitchen with a range of integrated appliances, separate utility room, home office, and a downstairs cloakroom. Upstairs, there are 4 good size bedrooms and 2 bath/shower rooms, the impressive master bedroom also with en suite. Outside, there is a driveway providing parking for 3 cars and a low maintenance landscaped rear garden which enjoys a good degree of privacy. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain.

Further Information:

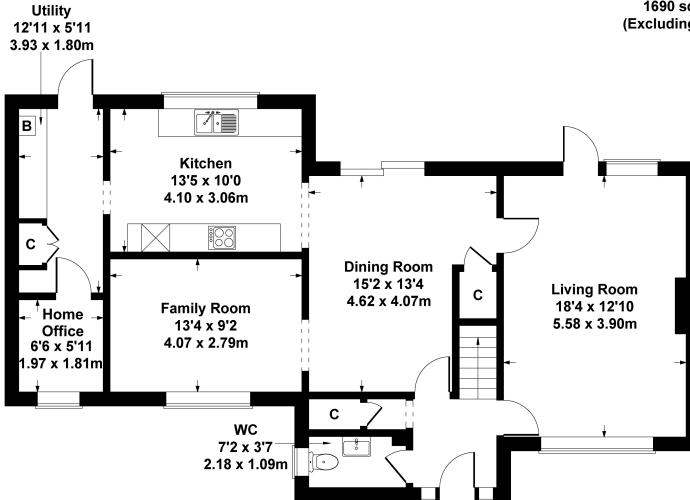
Local Authority Cheltenham Borough Council. **Tax Band E.** Electricity Mains. Water Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** FTTP connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



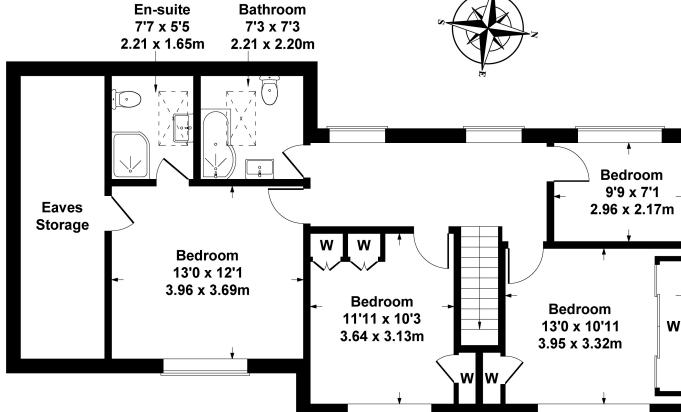


Situation

A highly regarded residential location, close to excellent schools, Hatherley Park, and a host of amenities found in Tivoli Parade, Bath Road and Montpellier. 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.



GROUND FLOOR



FIRST FLOOR

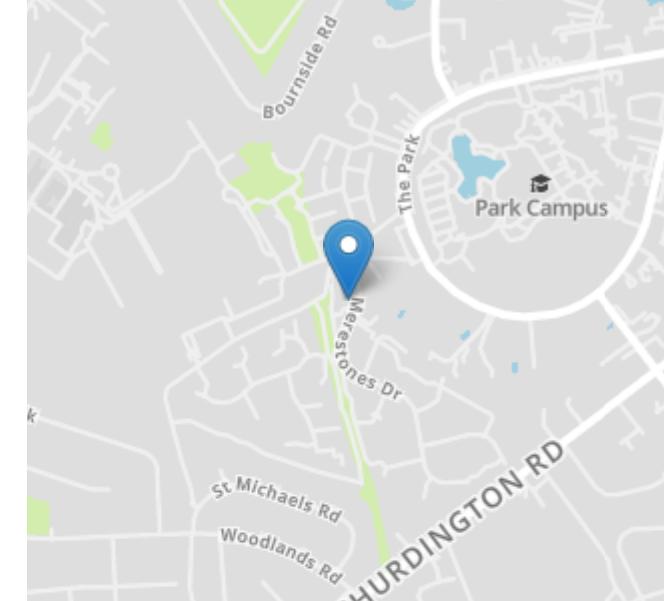
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2026

8 Merestones Dr

Approximate Gross Internal Area
1690 sq ft - 157 sq m
(Excluding Eaves Storage)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	70
(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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