



The Park

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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.



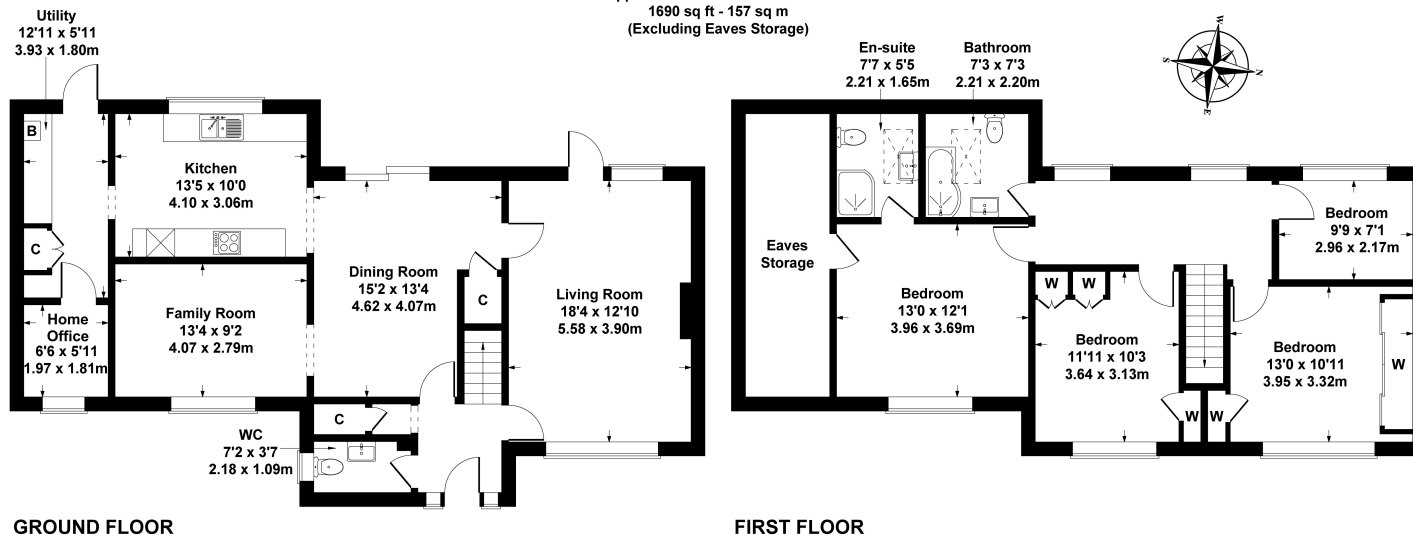


Situation

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.

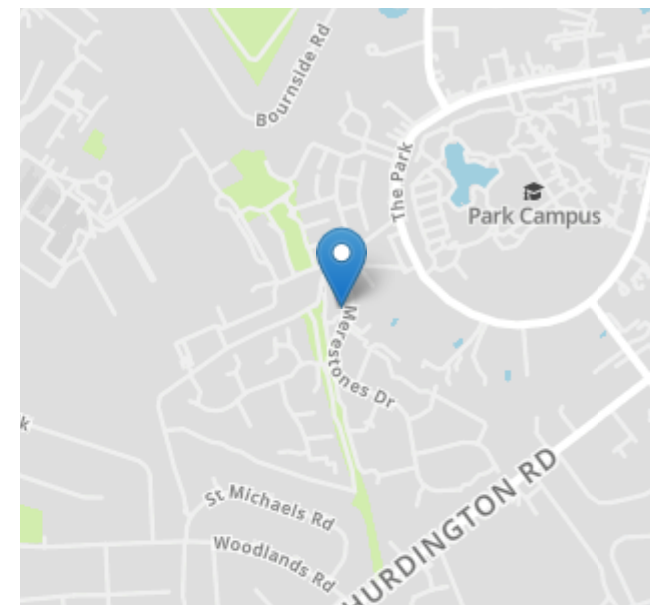
8 Merestones Dr

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



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	70	
(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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