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71 Hales Road

Cheltenham, Gloucestershire, GL52 6SR

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A superb family home in a highly sought-after location close to Cheltenham town centre, with a delightful garden and off-street parking.

- Entrance hall
- Spacious reception room
- Sitting room
- Dining room
- Kitchen
- Utility room
- Cloakroom
- Four double bedrooms
- Family bathroom
- Landscaped garden
- Off street parking
- Sought after location

Hales Road is a superb family home set in a highly sought-after location close to Cheltenham town centre. Offering flexible and well-proportioned accommodation arranged over three floors, the property also benefits from a beautifully landscaped rear garden and ample off-street parking.

The ground floor opens into a welcoming reception hall, leading to a spacious family room at the front of the house, complete with a bay window and feature fireplace. To the rear, a second sitting room flows seamlessly into the dining area and the recently fitted kitchen, creating an excellent space for everyday family life and entertaining. The kitchen is fitted with stylish wall and base units and integrated appliances, while French doors from the dining area open directly onto the rear garden. A useful utility room is positioned just off the dining area.

The first floor comprises three well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from built-in storage, while the rear bedroom features its own shower and wash basin.



The lower ground floor provides a versatile guest bedroom together with an adjoining study, making it ideal for home working, guest accommodation or additional living space.

The property also benefits from solar panels and a battery storage system, enhancing its energy efficiency.

Outside:

The rear garden has been thoughtfully landscaped and includes a generous patio terrace, mature planting, and a further seating area beneath an attractive pergola at the far end.

To the front, there is off-street parking for at least four vehicles, together with side access to the rear garden.

Location:

Hales Road is a highly regarded address that has become increasingly sought after in recent years, particularly among families drawn to its exceptional convenience and strong sense of community.

One of the area's greatest attractions is its enviable position between the village of Charlton Kings and Cheltenham town centre, offering easy access to both. Sandford Park and the popular Lido are less than a ten-minute walk away, while a highly acclaimed local boulangerie, located just moments from the house, has become a much-loved neighbourhood amenity.

The property is ideally placed for a number of excellent schools, including Holy Apostles' C of E Primary School, Berkhamstead Junior School and Ashley Manor Preparatory School, all within a short walk, further enhancing its appeal for families.

Beautiful parks, recreational facilities and Cheltenham's vibrant town centre are all close at hand, making this a location that effortlessly combines lifestyle and practicality. For commuters, the property offers excellent transport links, with swift access to the A40 for Oxford and London, as well as the Cirencester Road providing convenient connections towards Swindon and the wider Cotswolds.



HALES ROAD, GL52

Approx. gross internal area
1676 Sq Ft. / 155.7 Sq M.



All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



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