

Campden Road, Cheltenham GL51 6AA
£700,000

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Campden Road, Benhall, Cheltenham, GL51 6AA

Hunters Estate Agents are proud to present this exceptional five double bedroom, four bathroom detached family home to the sales market complete with an extended kitchen, three reception rooms and a professionally landscaped private rear garden.

Situated within the ever-popular Benhall catchment, this impressive house is a credit to its current owners who have refurbished and extended the property with outstanding care and attention, using the very best materials throughout.

The accommodation on offer includes:

Ground Floor - with underfloor 'wet system' heating throughout.
The property is approached via a recessed entrance porch. The 4' wide entrance hall welcomes all visitors. Bedroom five/home office is located to the right, a lovely guest/teenagers bedroom or substantial home office/studio. This room could also be used as a playroom or music room. Also off the entrance hall is a full shower/cloakroom. The large 21' living room is very adaptable and leads into the main hub of the house, the capacious 21' x 16' kitchen/dining room, complete with full width sliding doors to the rear garden. Leading from the kitchen is a fully fitted utility room. The kitchen is beautifully appointed with concealed appliances. The entire ground floor boasts under floor heating, creating an unbeatable feeling of luxury on a cold winters’ night.

First Floor
All four bedrooms can host a double bed with bedrooms one and two being serviced by individual private en-suite shower rooms, with the family bathroom being shared between bedroom three and four. With the ground floor shower room, each bedroom occupier could have their own bathroom! Bedrooms one and three face the front elevation and bedrooms two and four face the rear.

Outside
There is ample bloc-paced parking to the front, but the rear is truly exceptional being very private and professionally landscaped throughout. The garden features a very private hot tub with screening and a fitted gas firepit.

Highly recommended.





Room Sizes

Living Room
21'0" x 10'4"

Kitchen/Ding Room
21'10" x 15'11"

Home Office
9'4" x 7'4"

Cloakroom/Shower Room
10'11" x 5'10"

Utility Room
5'7" x 4'2"

Bedroom One
14'6" x 10'11"

En-Suite
8'0" x 3'8"

Bedroom Two
11'8" x 10'11"

EnSuite
8'4" x 6'2"

Bedroom Three
12'7" x 8'9"

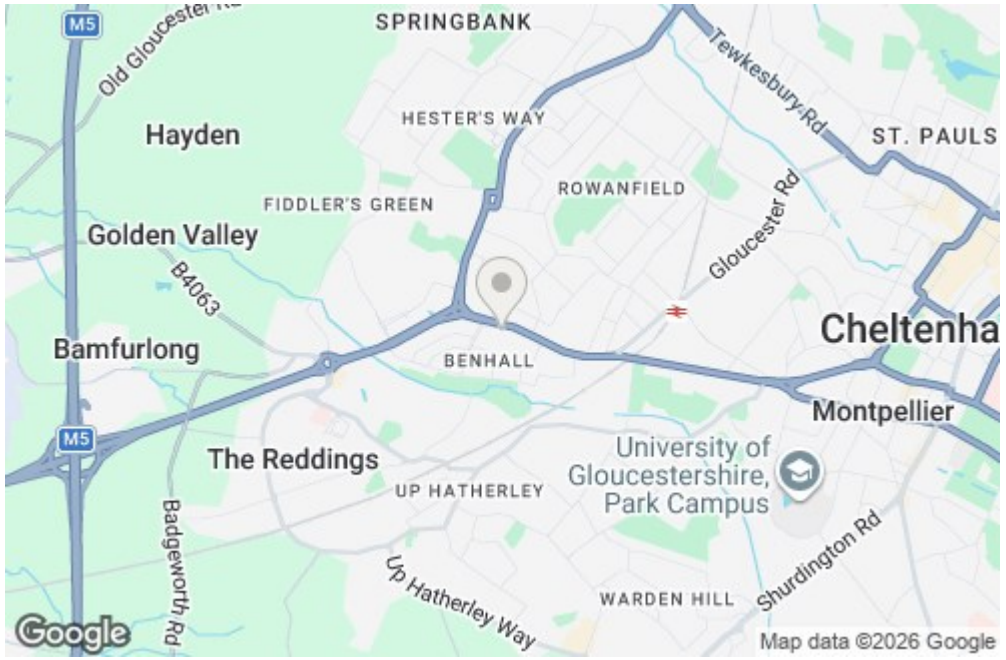
Bedroom Four
10'0" x 8'8"

Family Bathroom
8'3" x 6'4"





- An Extended Four Bedroom/Three Reception Room Bay Fronted Detached House
- Huge 21'+ Kitchen Dining Room and 21' Living Room with New Log Burner
- Four Double Bedrooms & Four Bathrooms
- Very private Hot tub (screening and greenery)
- Fitted Gas Firepit and a Solid slate serving counter for entertaining
- Underfloor Heating 'wet system' on the ground floor.
- Beautifully and Professionally Landscaped rear Garden
- No Onward Chain
- Council Tax Band E | Energy Rating (EPC) D
- Tenure - Freehold





Floor 0



Floor 1

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Approximate total area(1)

148.6 m²
1601 ft²

Reduced headroom

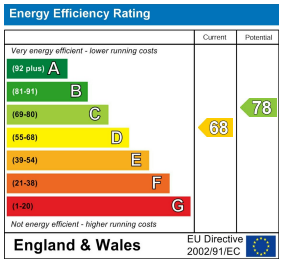
0.4 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Cheltenham - 01242 528500 https://www.hunters.com

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