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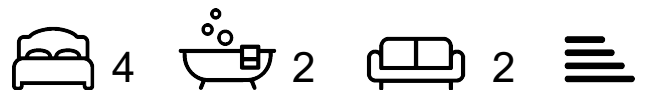
HERE TO GET *you* THERE



The Reddings

Cheltenham, GL51 6RY

Guide Price £350,000



Council Tax: E



Myrtleville The Reddings

Cheltenham, GL51 6RY

Guide Price £350,000



Welcome to Myrtleville, a long-standing family home for several generations set in the heart of The Reddings residential area located on the West side of Cheltenham.

This property is ready for either a full ground up restoration or, as has happened on several similar plots in the area, re-developed completely with one or two new build properties (subject to the relevant planning approval).

The plot size is 55' wide x 250' long and completely flat, ideal for development.

The existing cottage is a traditional four-bedroom detached house with two reception rooms, kitchen and bathroom. There are numerous outbuildings ranging from small storage areas to the largest workshop being 7.4m x 4m.

We strongly recommend all interested parties to arrange a viewing to assess what is on offer.

IMPORTANT

This property is being offered for sale by Closed bid. To allow all parties time to investigate the proposition, we will not be concluding the marketing until midday on 26/05/2026. All bids need to be submitted to either our sales office at 6 Caernarvon Court, GL51 3JA or by email mark.millward@hunters.com.

The Reddings is a highly desirable suburb of Cheltenham which blends a peaceful semi-rural lifestyle with the convenience of being close to the M5 Junction 11, the new Transport Hub giving access to bus routes all over the UK, Cheltenham railway station and more. Close by there are several supermarkets, a wide choice of highly performing schools and several sports and leisure centres.

Please call to arrange an appointment to view the property at your convenience.

This property:

- * Has no restrictive covenants
- * Is not in conservation area.
- * Has no Rights of Way affecting the property
- * Is not in a conservation area
- * Has no tree preservation orders on the plot
- * Has a low risk of flooding
- * Has the availability of Super-Fast Broadband

Tel: 01242 528500

- **A Traditional Four Bedroom Detached Cottage Ready for Renovation**
- **A Perfect Plot for Complete Re-Development**
- **Several Outbuildings**
- **3.9m Driveway to Side**
- **Council Tax Band E | Energy Rating (EPC) tbc**

Living Room

24'0" x 9'3" (7.33 x 2.82)

Kitchen / Dining Area

24'3" x 13'1" (7.40 x 4.00)

Cloakroom

4'9" x 7'3" (1.45 x 2.22)

Utility Room

4'7" x 7'4" (1.40 x 2.24)

Conservatory

8'3" x 23'0" (2.52 x 7.02)

Bathroom

5'8" x 8'1" (1.73 x 2.47)

Bedroom One

13'9" x 9'3" (4.20 x 2.82)

Bedroom Two

13'10" x 8'4" (4.24 x 2.56)

- **Best Bids are invited to be Submitted by 12:00 on 26/05/2026**
- **Plot Size - Approx. 250' x 55'**
- **Two Large Workshops**
- **Vacant Property - No Onward Chain**
- **Tenure - Freehold**

Bedroom Three

9'6" x 9'8" (2.92 x 2.97)

Bedroom Four

9'2" x 6'11" (2.80 x 2.11)

WC

4'7" x 4'4" (1.42 x 1.33)

Outbuilding One

12'3" x 8'10" (3.74 x 2.70)

Outbuilding Two

7'11" x 10'3" (2.43 x 3.14)

Outbuilding Three

10'1" x 7'8" (3.09 x 2.35)

Detached Garage One

23'11" x 12'8" (7.31 x 3.88)

Detached Garage Two

23'11" x 8'2" (7.31 x 2.49)



An aerial satellite view of a suburban area. A yellow location pin is placed on a road. The text "The Reddicks" is overlaid on the map. At the bottom, there is a Google logo and the text "bus, Landsat / Copernicus, Maxar Technologies".

A map snippet from Google Maps showing a residential area. A red pin with a white 'H' icon is placed on a road, with the text 'Nuffield Health Istenham Hospital' in red above it. Below the pin, the text 'The Reddings' is displayed in large black font. To the right, the name 'BENHALL' is visible. Further right, 'UP HATHERLEY' is partially visible. A road labeled 'Badgeworth' runs vertically on the left. Another road, 'Up Hatherley Way', is visible on the right. The Google logo is in the bottom left corner, and 'Map data ©2026 Google' is in the bottom right corner.

Floor 0 Building 1

- Conservatory: 2.52 x 7.02 m (8'3" x 23'0")
- Living Room: 7.33 x 2.82 m (24'0" x 9'3")
- Kitchen / Dining Area: 7.40 x 4.00 m (24'3" x 13'1")
- Utility Room: 1.40 x 2.24 m (4'7" x 7'4")
- Outbuilding 1/ Storage: 3.74 x 2.70 m (12'3" x 8'10")
- Outbuilding 2/ Storage: 2.43 x 3.14 m (7'11" x 10'3")
- Outbuilding 3/ Storage: 3.00 x 2.35 m (9'10" x 7'8")
- Bathroom: 1.73 x 2.47 m (5'8" x 8'1")
- WC: 1.45 x 2.22 m (4'8" x 7'3")
- Closet: 1.45 x 2.22 m (4'8" x 7'3")
- Entr Hall

Floor 0 Building 1

Floor 1 Building 1

- Bedroom Three: 2.92 x 2.97 m (9'6" x 9'8")
- Bedroom One: 4.20 x 2.82 m (13'9" x 9'3")
- Bedroom Two: 4.24 x 2.56 m (13'11" x 8'4")
- Bedroom Four: 2.80 x 2.11 m (9'2" x 6'11")
- Bathroom: 1.73 x 2.47 m (5'8" x 8'1")
- WC: 1.45 x 2.22 m (4'8" x 7'3")
- Landing
- k/b

Floor 1 Building 1

Floor 0 Building 3

- Detached Garage Two: 7.05 x 2.40 m (23'1" x 8'1")
- Detached Garage One: 7.31 x 3.90 m (23'11" x 12'8")

Floor 0 Building 3

Approximate total area⁽¹⁾

192.5 m²

2071 ft²

Reduced headroom

0.4 m²

5 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.

GIRAFFE 360

Please contact our Hunters Cheltenham Office
on 01242 528500 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England and Wales

EU Directive
2012/27/EC



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.