

Twenty
Miserden Road



Twenty Miserden Road GL51

- A wonderful family home in a sought after location in Cheltenham •
- Lounge • Kitchen • Dining room • Sun room • Entrance porch •
- Four bedrooms • Family bathroom • Downstairs WC •
- Private rear garden & patio with side access • Garage •
- Large private driveway for multiple cars •

A beautifully presented four bed family home in Cheltenham

In summary, a wonderful semi-detached family home in a sought after location in Cheltenham. This wonderful home has four bedrooms, family bathroom, lounge, dining room, kitchen, downstairs WC, sun room, entrance porch, private rear garden & patio with side access, a garage & large private parking for multiple cars.

Vendor's comments: *'We have enjoyed living here it has a lovely community feel, good nursery and schools in walking distance. Easy access to M5 for work and family.*

Lovely park where lots of community activities take place Easter hunt /party in the park or sit on a bench and listen and watch the wildlife, paddle in the brook. Walking distance to supermarkets, church, pubs and train station or take the cycle track to Cheltenham or Gloucester from here.'

The **entrance porch** welcomes you into this lovely home from the front door. This useful space has plenty of room for coats and shoes, with large windows for lots of light.

The **lounge** is positioned at the front of the house looking out over the driveway. There is a large window, a radiator and carpeted flooring with a feature fireplace surround. Double sliding doors give you access to the dining room and there is a door to the hallway.

The **dining room** flows from the kitchen and lounge. This spacious room is perfect for those family get togethers. The flooring is carpeted, has a radiator and there is access to the sun room through a glass sliding door.

The **kitchen** is positioned at the rear of the house off the hallway and dining room. There is plenty of worktop space with modern units and space for a washing machine. A large window gives lovely views out to the rear garden and patio. The floor is tiled and there is a door to the side of the house giving you access to the garden, garage and front driveway.

The **downstairs WC** is located off the hallway. There is a white toilet and basin, carpeted floor and a window.

The **primary bedroom** is a spacious double bedroom, with a large window looking out over the front of the house. This lovely large room has a radiator and carpeted flooring.

Bedroom 2 is a single bedroom, with a window looking out to the rear of the house it has a radiator, built-in wardrobe and carpeted flooring.

The **family bathroom** is located at the top of the stairs. This spacious room has a white bathroom suite with electric shower over the bath. There is floor to

ceiling tiling and carpeted flooring with a window for natural light.

Bedroom 3 is a double bedroom and located at the rear of the house looking out over the garden through a large window. There is a radiator and carpeted flooring.

Bedroom 4 is positioned at the front of the house. This double bedroom has a large window, a radiator and carpeted flooring.

The **sun room** is a lovely bright space, with direct access to the rear patio and garden through double patio doors, and a sliding patio door to the dining room. There are lots of windows to enjoy the sunshine and relax. The floor is carpeted.

The **private rear garden** is a wonderful haven. There is a large lawned space, surrounded by trees and shrubs. To the rear of the garden there are garden sheds for storage and a lovely seating area. Outside of the sun room is a large tiled patio to entertain friends with a BBQ. There is access to the sun room and a path along the side of the house guiding you to the kitchen, garage and front driveway.

The **garage** is has space for a car and has electricity with a window and storage space. There is also a side

door to access to to the garden

The large **private front driveway** has enough space for multiple cars. There is access to the garage and along the side to the rear garden and kitchen. The ground is tarmacked.

Sq ft size: 1253 approx square feet (excluding garage)

Broadband connectivity availability: Full fibre.

Mobile coverage: 5G & 4G voice & data.

Council Tax: D.

Tenure: Freehold.

Additional:

Rewired - 2005.

Boiler installed - 2007 (serviced 2025).

Sun room - 2009.

Double glazing - 2005.

Flat roof re felted 2005.

Loft insulated & boarded 2006.

Roof & Chimney repairs 2025/6.

Fascia & guttering 2008.

Kitchen units - 2006.

New kitchen doors - 2025.



LOCATION:

Perfectly situated location in Cheltenham.

The attractive Regency town of Cheltenham offers a wealth of amenities including local independent shops, bustling local markets and recreational facilities. The town's thriving community provides a diverse array of boutique and antique shops, independent tea rooms and coffee shops.

The popular Regency town offers an incredible social scene with fabulous Michelin starred restaurants and exclusive bars. Cheltenham is home to world-renowned festivals including annual horse racing culminating in the Cheltenham Gold Cup along with the Science Festival, the Literary Festival and the Jazz Festival.

The wonderful Everyman theatre hosts a variety of superb shows, plays, musicals and Christmas Pantomimes and is one of the town's three theatres.

Cheltenham boasts plenty of outside space including parks, leisure facilities, golf courses and beautiful walks on the Cotswold Way. Nestled perfectly between the Cotswold Hills and the Wye Valley with the scenic Royal Forest of Dean a short drive away. Cheltenham is home to a collection of prestigious schools including Cheltenham College, Dean Close, Cheltenham Ladies College and Pates Grammar.



DIRECT TRAINS TO LONDON PADDINGTON
BRISTOL, BATH, BIRMINGHAM
DIRECT ACCESS TO M5
GLOUCESTER - 10 MILES
TEWKESBURY - 11 MILES
BRISTOL - 30 MILES
SWINDON - 38 MILES
OXFORD - 55 MILES

All distances are approximate











































































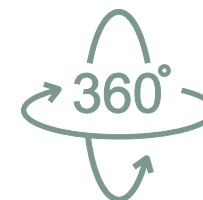




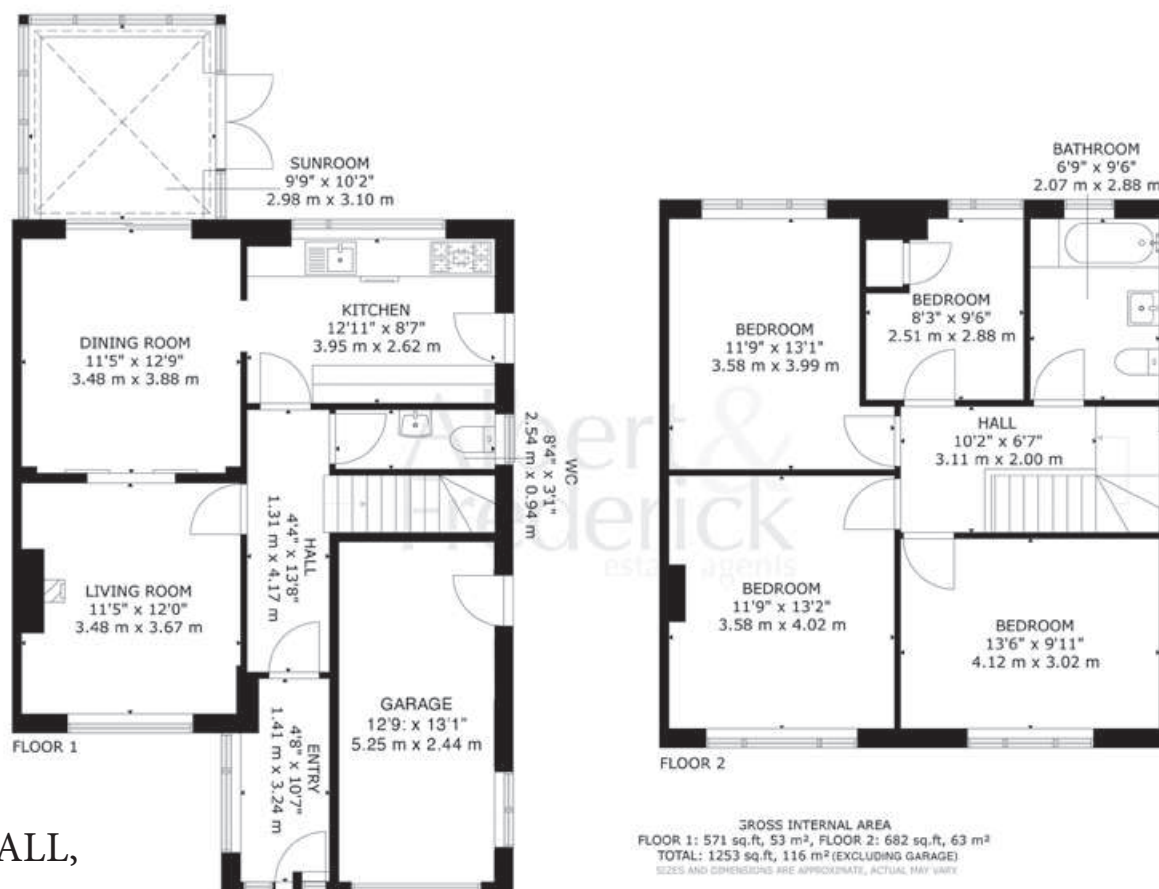




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Asking price £449,950

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