



6 Arthur Bliss Gardens, The Park, Cheltenham Gloucestershire GL50 2LN

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A well-presented three/four-bedroom townhouse in the highly desirable Park area of Cheltenham, offering versatile accommodation across three floors, a west-facing garden, garage and off-road parking.

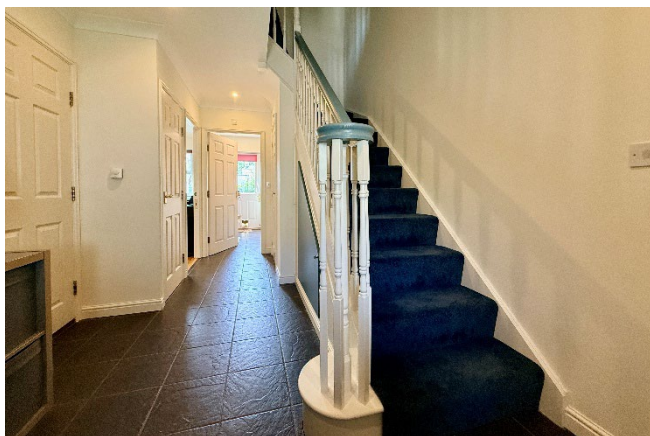
Ideally positioned close to Montpellier, excellent schools and local amenities, this spacious family home combines modern interiors with flexible living spaces perfect for contemporary family life.











Situated within the highly regarded residential area of The Park, this well presented three/four-bedroom townhouse offers flexible and well-planned accommodation over three floors, making it an ideal home for families, professionals or those seeking versatile living space. Benefitting from off-road parking, an integral garage and a private west-facing garden, the property is perfectly positioned within easy reach of Montpellier, excellent schools and Cheltenham town centre.

The ground floor has been thoughtfully designed to provide flexible accommodation, beginning with a generous study that can easily serve as a fourth bedroom or guest suite. Double doors open into a bright conservatory overlooking the garden, creating an ideal home office, playroom or additional reception space. Also on this floor is a shower room and a practical utility room with direct access to the rear garden. An inner porch leads from the front into the main entrance hall, which also provides internal access to the integral garage.

The first floor forms the heart of the home, featuring a spacious kitchen/breakfast room fitted with a range of attractive oak-fronted units, integrated appliances including a Mercury range and ample space for informal dining. To the rear, the impressive L-shaped sitting/dining room enjoys excellent natural light from two large windows and centres around an attractive feature fireplace, creating a superb space for both relaxing and entertaining.

On the second floor, the generous principal bedroom benefits from fitted wardrobes and a stylish refitted en-suite shower room. Two further well-proportioned bedrooms are served by a beautifully appointed modern family bathroom, also recently updated with a contemporary suite.

The property is presented to a high standard throughout, with tiled flooring across the ground floor and attractive oak-effect flooring to the first floor. Both the family bathroom and en-suite have been tastefully modernised, while additional benefits include uPVC double glazing and gas-fired central heating.

Outside, the property enjoys excellent curb appeal with a private driveway leading to the integral garage. To the rear is a delightful west-facing garden measuring approximately 29ft x 23ft, designed to make the most of the afternoon and evening sunshine. The garden features a paved seating terrace, level lawn, planted borders, an ornamental tree and secure timber fencing, together with convenient pedestrian rear access.

Location

The Park is one of Cheltenham's most prestigious residential areas, renowned for its attractive surroundings and exceptional convenience. Montpellier, with its fashionable boutiques, cafés, restaurants, bars and the beautiful Montpellier Gardens, is within easy walking distance, while the popular Bath Road offers an excellent selection of independent shops, everyday amenities and eateries.

The property is ideally placed for a number of highly regarded schools including Bournside School, Leckhampton High School, Dean Close School and Cheltenham College. Cheltenham is celebrated for its Regency architecture, renowned festivals, National Hunt racing at Cheltenham Racecourse, excellent shopping and outstanding leisure facilities. There are numerous sports clubs, gyms, golf courses, tennis clubs and swimming pools nearby, while Junctions 10 and 11 of the M5 provide excellent road links. Cheltenham Spa railway station offers regular direct services to London and many other major cities, making this an excellent location for commuters.





General:

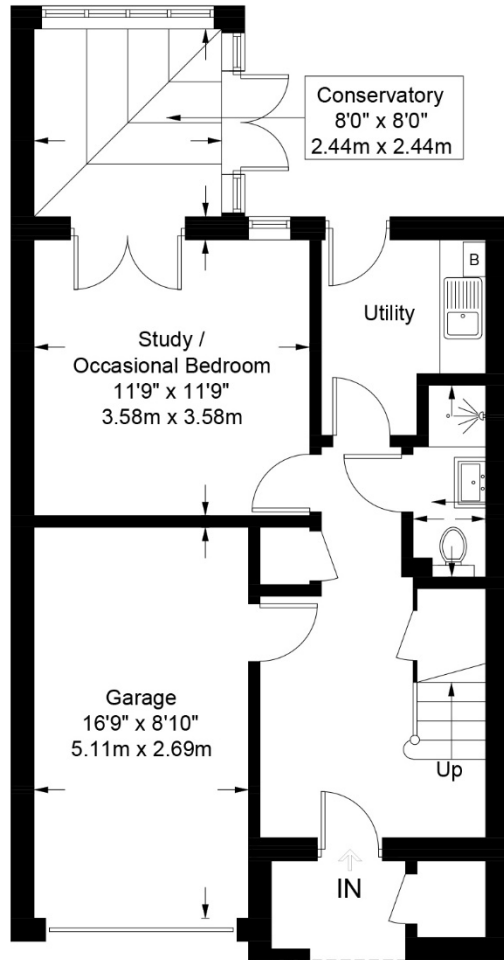
Services: Mains electric, gas, water and drainage are believed to be connected.

Local Authority: Cheltenham Borough Council.

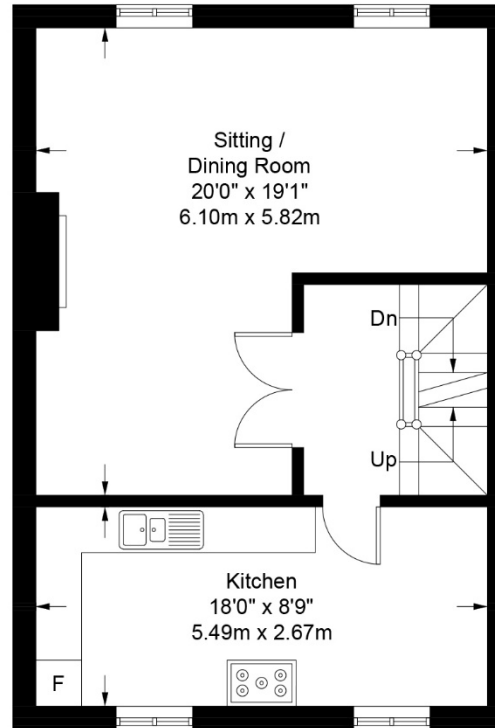
Council Tax: Band E

EPC: C

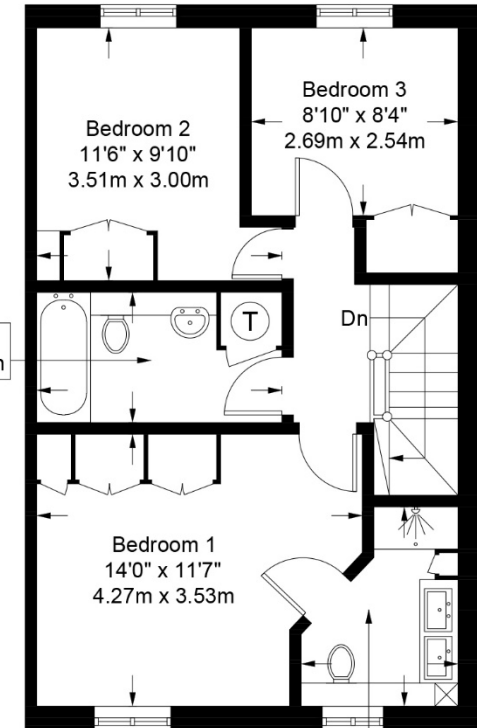
Parking: Off street parking & garage.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

8'2" x 3'2"
2.49m x 0.97m
(Approx)

10'9" x 5'7"
3.28m x 1.70m

8'10" x 6'9"
2.69m x 2.06m

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 Approximate Gross Internal Area 1700 sq ft / 157.9 sq m (including garage)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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