



31, Arle Drive, Cheltenham, GL51 8HU

£560,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Discover this stunning five-bedroom detached family home in the heart of Cheltenham, where classic charm meets modern living. Step into the impressive entrance hallway, setting the tone for the spacious elegance that awaits.

The ground floor boasts a large sitting room complete with a beautiful bay window and a cozy gas fireplace, ideal for relaxing evenings. At the heart of the home lies a spectacular open-plan kitchen/diner/sitting space, featuring sleek bifold doors that seamlessly connect to the landscaped garden. The garden also includes a newly built office pod approximately 13 square meters in size, perfect for working from home or creative pursuits. A convenient WC completes the ground floor.

The first floor offers three generously proportioned bedrooms, each flooded with natural light, alongside a luxurious 4-piece family bathroom. Ascend to the second floor, a thoughtfully converted attic space that provides two bright and airy additional bedrooms, making it a versatile retreat for family or guests.

This beautiful home perfectly balances practicality with sophistication, making it a must-see for those seeking a blend of comfort and style.

Agents Note.

Freehold.

EPC Rating: D57

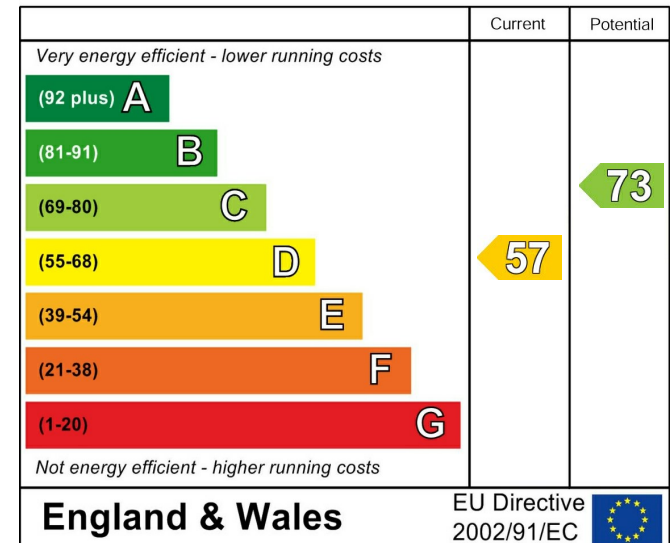
Cheltenham Borough Council Band: E

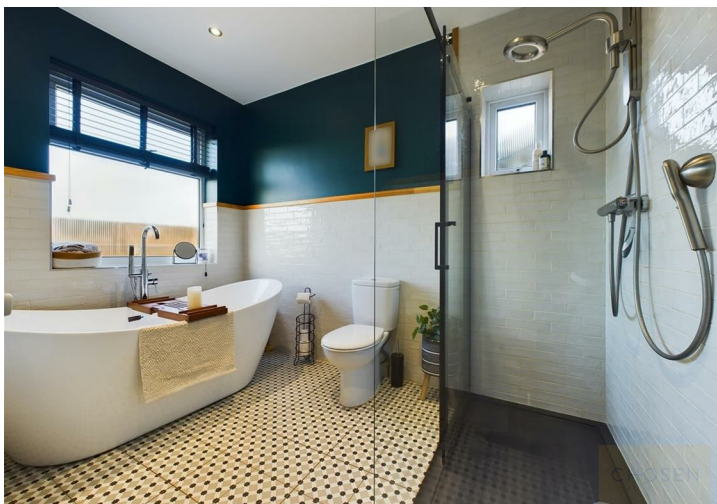
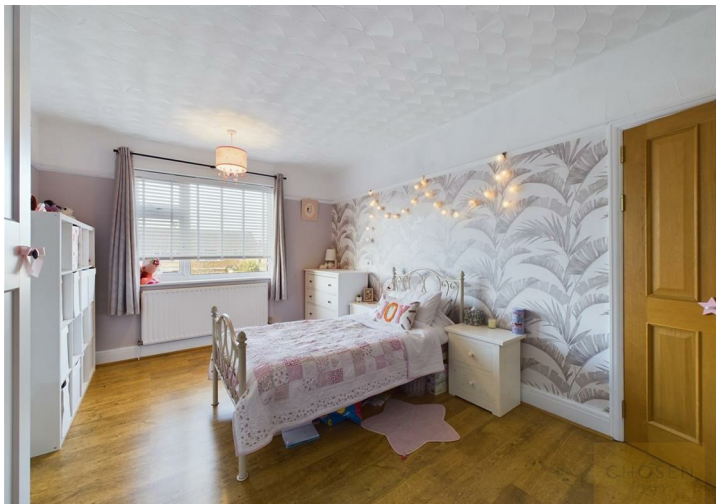
Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

- Detached 5-bedroom Family Home
- Open-Plan kitchen/Diner/Sitting Area
- Bifold Doors Leading to a Landscaped Garden
- Newly Built Office Pod
- Stylish 4-Piece Family Bathroom
- Bright and Airy Interiors
- EPC Rating - D57
- Council Tax Band - E

Energy Efficiency Rating







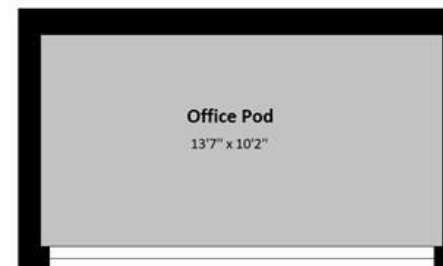
Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1,742.12 ft²

Reduced headroom

21.09 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360