
Pittville
GL50 4PY
cj HOLE

1 Cleevelands Avenue, Pittville, Cheltenham, GL50 4PY

A beautifully presented four-bedroom detached bungalow offering over 1,700 sq ft of spacious, single-storey living space, situated in a desirable peaceful no through road close Pittville Pump Room

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- quiet tree-lined no-through road in Pittville ● spacious entrance porch & hallway ● impressive 32ft sitting room
- stylish fitted kitchen/dining area with integrated appliances & bi-fold doors opening onto a large wrap-around garden ● utility room & boot room
- three double bedrooms ● study/fourth bedroom ● modern family bathroom & separate cloakroom ● integrated garage
- large driveway with off-road parking ● gas central heating & double glazing ● potential to extend further (subject to permissions)
- walking distance to Pittville Park, Pump Rooms & Cheltenham Racecourse ● council tax band F

£767,500 Freehold

Description

Tucked away on a peaceful and highly sought-after tree-lined road in the heart of Pittville, this exceptionally well-presented four-bedroom detached bungalow offers a rare opportunity for generous, single-storey living in one of Cheltenham's most desirable neighbourhoods. The property has been thoughtfully extended and modernised to offer over 1,700 sq ft of flexible accommodation, perfect for modern family life, downsizing in style, or creating a work-from-home setup. Upon entering, you are greeted by a wide and welcoming entrance hall, setting the tone for the bright and spacious interiors throughout. At the heart of the home is a stunning 32ft sitting room, flooded with natural light. The stylish kitchen/dining room offers sleek cabinetry, quality integrated appliances, ample worktop space, a central breakfast bar and featuring bi-fold doors that open directly onto the rear patio and garden—ideal for entertaining or relaxing with family. A large utility and boot room and cloakroom/WC enhance the property's practical appeal. There are four generously proportioned bedrooms—three comfortable doubles and a flexible fourth bedroom that could serve as a home office or study. Two bedrooms benefit from fitted wardrobes, and all are served by a contemporary family bathroom. The property also features double glazing and gas central heating throughout.

Outside

The wrap-around garden is a true highlight—beautifully maintained and offering a variety of lawned, gravelled, and decked areas to enjoy. This outdoor space is ideal for summer barbecues, children's play, or quiet relaxation, with the bi-fold doors seamlessly connecting it to the indoor living space. To the front, a private driveway provides ample off-street parking and leads to the integrated garage, which also offers scope for conversion (STPP).

Situation

Cleevelands Avenue is a picturesque, tree-lined no-through road in the highly desirable Pittville area of Cheltenham—just a short stroll from Pittville Park and Pump Rooms, as well as Cheltenham Racecourse. The town centre is within walking distance, offering an array of boutiques, restaurants, and cultural attractions. Cheltenham is renowned for its Regency architecture, outstanding schools including Cheltenham Ladies' College and Pate's Grammar, and vibrant festivals celebrating literature, music, and horse racing. With excellent transport links to the M5 and direct train services to London Paddington in just over two hours, this location offers the perfect blend of convenience, tranquillity, and lifestyle.









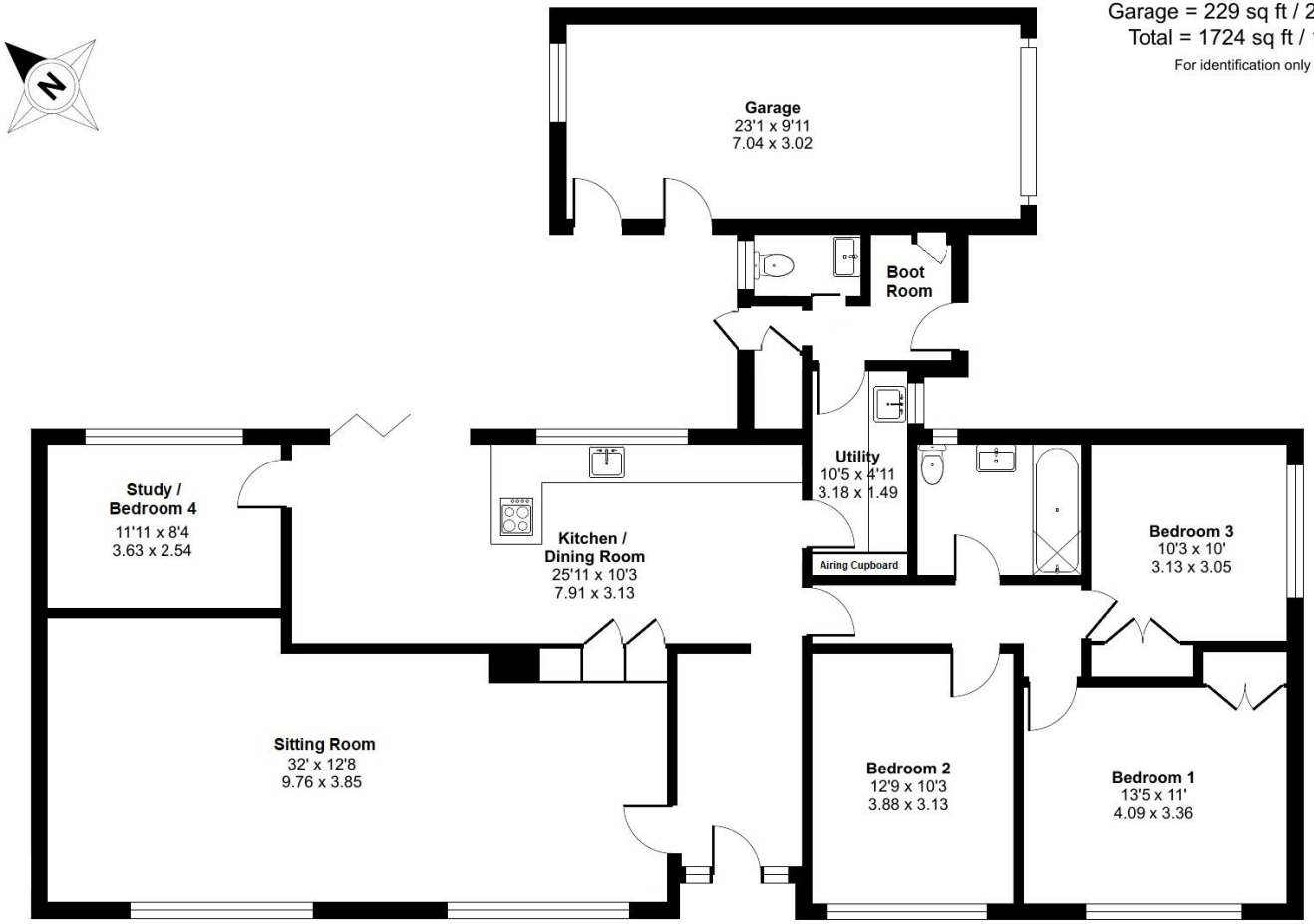






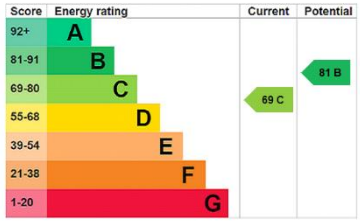


Approximate Area = 1495 sq ft / 138.8 sq m
Garage = 229 sq ft / 21.2 sq m
Total = 1724 sq ft / 160 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for CJ Hole. REF: 1360197



VIEWING
Strictly by prior appointment with CJ Hole

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Monday to Friday 9.00am to 5.30pm
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