



St. Marks
GL51 7AL

cj HOLE

9 Church Road, St. Marks, Cheltenham, GL51 7AL

Set within an impressive 1/5-acre plot in the sought-after St Mark's area, 9 Church Road is a substantial five-bedroom detached 1930s residence brimming with character and opportunity, featuring an oversized double garage and covered parking on this popular road, while offering superb potential to extend or remodel (subject to the necessary consents). www.cjhole.com

- detached 1930's family home offering scope for extension/improvement (subject to consents) • sitting room • dining room
- conservatory • kitchen • ground floor cloakroom • 5 bedrooms • family bathroom • substantial double garage
- large mature gardens front & rear • outbuilding • gas central heating • double glazing • covered parking/storage area
- driveway parking for several vehicles • council tax band F

£860,000 Freehold

Description

Set within an impressive 1/5 acre plot in the sought-after St Mark's area, this substantial five-bedroom detached 1930s residence is brimming with character, space, and future potential. This attractive family home offers generous and highly versatile accommodation throughout, while also presenting exciting scope for modernisation, extension, or reconfiguration (subject to the necessary consents). The current owners previously obtained planning permission for a substantial single storey extension, full details of the plans available under planning reference [21/00676/FUL](#). The entrance hall creates an immediate sense of light and space and provides access to the principal reception rooms. The sitting room is centred around an attractive feature fireplace while a dining/family room provides a versatile hub for everyday living and connects seamlessly to the kitchen creating a natural flow ideal for modern family life. A conservatory offers an additional reception area enjoying views over the garden. A conveniently located downstairs cloakroom completes the downstairs accommodation. Upstairs, there are four generous double bedrooms, alongside a well-proportioned single bedroom that could equally serve as a home office or nursery. These are complemented by a family bathroom fitted with both a bath and a walk-in shower. Overall, the property combines classic 1930s charm with excellent room sizes and an adaptable layout, making it ideally suited to growing families or those seeking a long-term home with scope to add further value.

Outside

The property continues to impress, a walled frontage incorporating a large front garden laid mainly to lawn with a path leading to the front door, in addition to a driveway providing ample parking and leading to a covered drive-through area. The delightful rear garden features mature planting, winding footpaths, and lawns, creating a peaceful and private setting, while a substantial double garage is positioned at the rear, offering excellent potential for a variety of uses, with scope to reinstate the driveway for vehicle access if required.

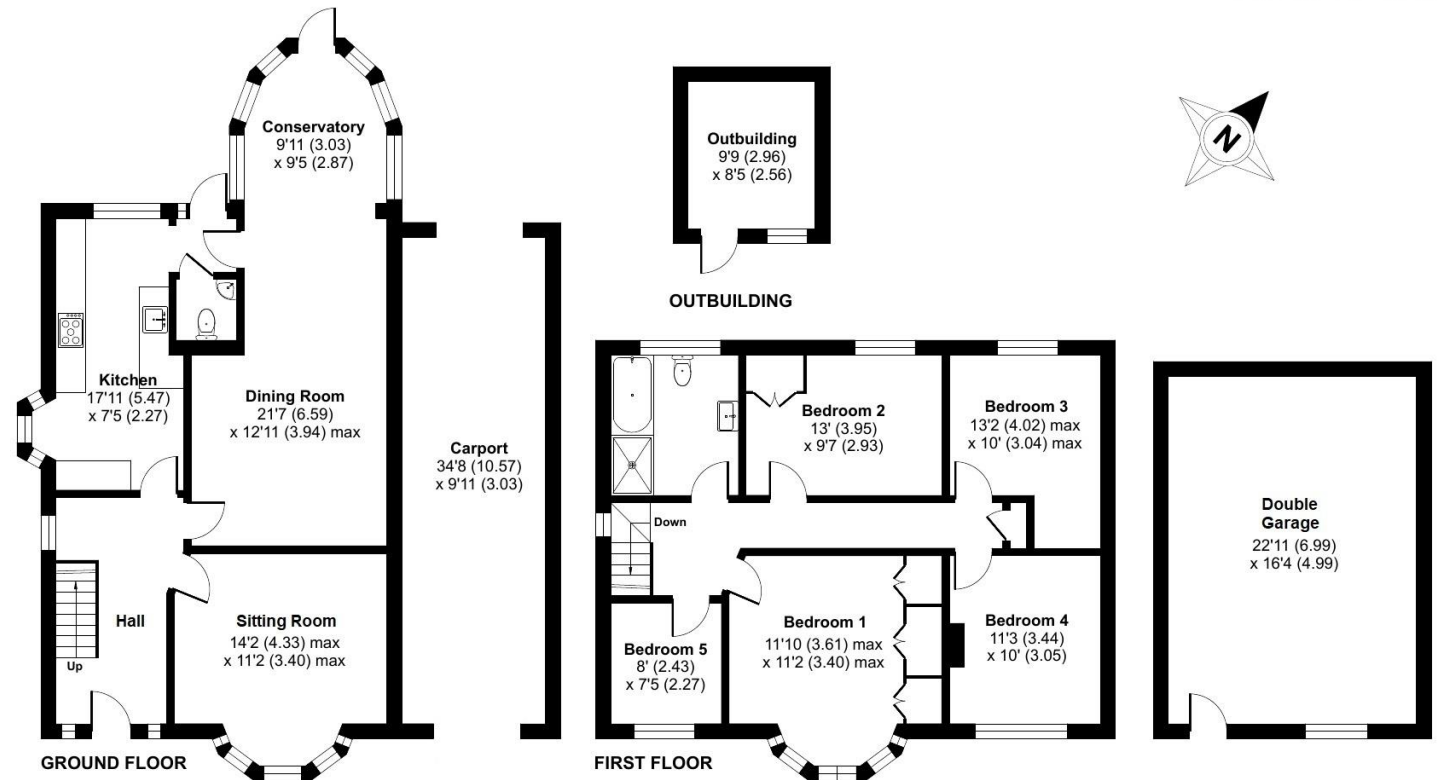
Situation

Situated within the popular and well-established St Mark's district of Cheltenham, a highly convenient location offering a blend of residential charm and excellent accessibility. The property is within easy reach of Cheltenham town centre, renowned for its Regency architecture, vibrant shopping, dining, and cultural festivals, while also benefiting from close proximity to a range of local amenities including shops, schools, and parks. Cheltenham Spa railway station is nearby, providing direct services to major cities, and there is excellent road access to the M5 motorway, making the location ideal for commuters. The area is particularly well regarded for its access to well-respected schooling, making it an attractive choice for families and professionals alike.





Approximate Area = 1646 sq ft / 152.9 sq m (excludes carport)
 Garage = 375 sq ft / 34.8 sq m
 Outbuilding = 82 sq ft / 7.6 sq m
 Total = 2103 sq ft / 195.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for CJ Hole. REF: 1451039

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	69 C	76 C
39-54	E		
21-38	F		
1-20	G		

VIEWING

Strictly by prior appointment with CJ Hole

TELEPHONE

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HOURS OF BUSINESS

Monday to Friday 9.00am to 5.30pm
 Saturday 9.00am to 4.00pm

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