



Swindon Lane
GL50 4NS

cj HOLE

52 Swindon Lane, Cheltenham, GL50 4NS

Occupying an enviable position with breathtaking, uninterrupted views towards the Malvern Hills, this lovingly maintained three-bedroom semi-detached home offers spacious, flexible accommodation, a self-contained annexe, generous off-road parking, and outstanding potential to enhance and extend (subject to the necessary consents).

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- entrance porch • entrance hall • sitting/dining room • kitchen • 3 bedrooms • shower room • potential to create a 2nd bathroom on first floor
- private south facing garden • annex with shower room • outstanding views across open countryside towards Malvern Hills
- plentiful off road parking • no onward chain • council tax band D

£375,000 Freehold

Description

Occupying an enviable position, this well-maintained three-bedroom semi-detached home is offered to the market by only its second owner since new, having been lovingly cared for since its construction in the 1970s. The property benefits from a private south facing garden, generous off-road parking and commands breathtaking, uninterrupted views across open countryside towards the magnificent Malvern Hills, creating a spectacular backdrop that can be enjoyed from both the house and garden throughout the seasons. A standout feature is the versatile self-contained annexe, ideal for multi-generational living, guest accommodation, a home office, or potential income generation, subject to any necessary consents. Inside, the accommodation is spacious, well-proportioned and offers excellent scope for further enhancement. The generous roof space presents outstanding potential for a loft conversion (subject to the necessary permissions), creating additional bedrooms or an impressive principal suite while taking full advantage of the far-reaching countryside views. The first floor also offers exciting potential to enlarge the existing family bathroom or reconfigure the space to create two separate bath/shower rooms, allowing future owners to tailor the home to their individual needs. This is a unique opportunity to acquire a much-loved family home, offering endless possibilities for the future.

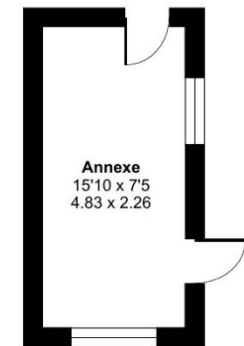
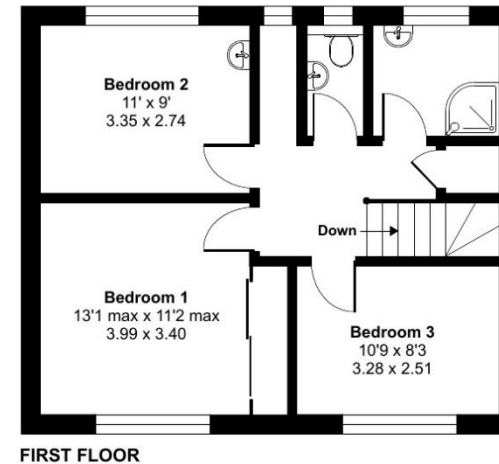
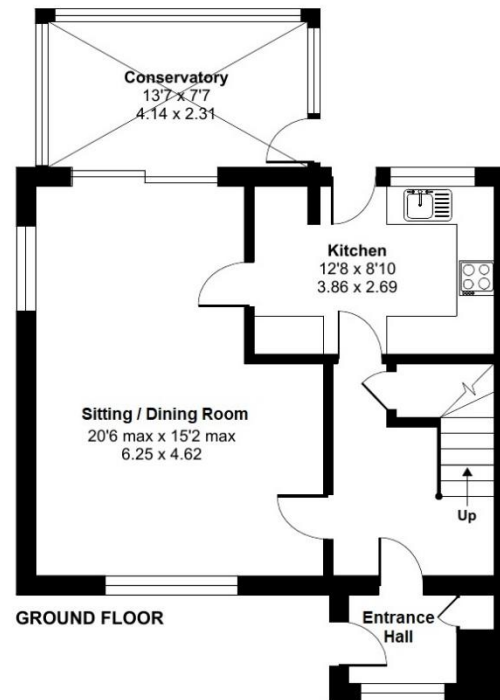


Situation

Situated close to the racecourse, 52 Swindon Lane enjoys a pleasant setting on the northern edge of Pittville, offering a rare combination of spectacular views, flexible living accommodation, ample off-road parking and exceptional development potential, while remaining within easy reach of excellent local amenities, highly regarded schools and transport links, making it an ideal home for families and professionals alike. The property is positioned between the junctions of Paddocks Lane and Tommy Taylors Lane. Everyday amenities are close at hand, with a shopping parade at Wymans Brook offering a medical centre, supermarket and local pub. A short distance further along Tommy Taylors Lane are a convenience store, dental practice, leisure centre with swimming pools, and the Prince of Wales Stadium. Within easy walking distance are Cheltenham Racecourse, with its Park & Ride facility, and Pittville Park and Pump Room, which host a variety of cultural events throughout the year. Cheltenham town centre is just over a mile away and can be reached via a delightful walk through Pittville Park, passing the boating lake and the approach golf course. Communications are excellent with easy access to the M5 and there are regular train services to London Paddington in just over 2 hours.



Approximate Area = 1152 sq ft / 107 sq m
Annexe = 118 sq ft / 11 sq m
Total = 1270 sq ft / 118 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: 1485681

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

VIEWING

Strictly by prior appointment with CJ Hole

TELEPHONE

01242 255101

HOURS OF BUSINESS

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

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