



3 Bedroom Detached House

Guide Price **£550,000** Freehold
73 Warden Hill Road, Hatherley
CHELTENHAM, GL51 3EE

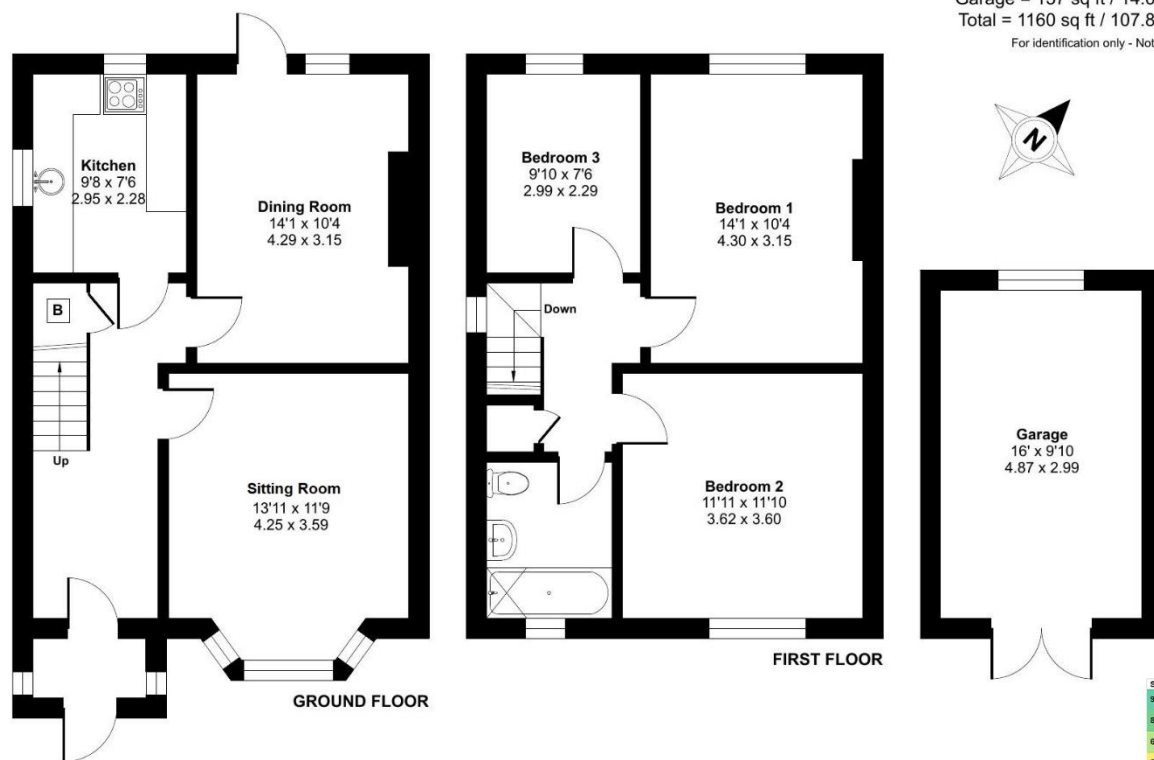
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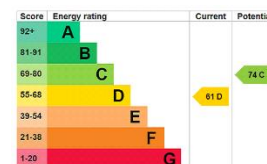
A three-bedroom detached 1930s house occupying a substantial plot, offering exciting potential for renovation, extension or redevelopment (subject to planning), with a 100ft+ rear garden, detached garage, ample parking and additional outbuilding.

- detached 1930s three-bedroom house on a substantial plot • 2 reception rooms • kitchen
- cloakroom • 3 bedrooms • family bathroom • rear garden extending to over 100ft
- potential to renovate/extend the existing house or redevelop the site, subject to planning permission
- detached single garage • ample off-road parking • potential for redevelopment (subject to planning)
- large garden outbuilding • no onward chain • council tax band D

Approximate Area = 1003 sq ft / 93.2 sq m
 Garage = 157 sq ft / 14.6 sq m
 Total = 1160 sq ft / 107.8 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). © richcom 2026. Produced for C J Hole. REF: 1537098



Description

73 Warden Hill Road is a detached 1930s three-bedroom house occupying a substantial plot and offering exceptional potential for renovation, extension or redevelopment, subject to the necessary planning permissions. The existing accommodation comprises an entrance hall, sitting room, dining room, kitchen and downstairs cloakroom on the ground floor, with three bedrooms and a family bathroom upstairs. Outside, the property benefits from a detached single garage, ample off-road parking, a generous rear garden extending to over 100ft in length and a large outbuilding. The house could be significantly improved and extended to create an impressive family home or, as demonstrated by similar properties along the road that have been demolished and replaced with a pair of semi-detached houses, the site may offer exciting potential for a more comprehensive redevelopment. An increasingly rare opportunity to acquire a property with considerable scope to add value and maximise the potential of its sizeable plot.

Situation

Warden Hill Road is situated in an established and popular residential area to the south of Cheltenham town centre, conveniently located for a range of local amenities, shops and schools. The location offers excellent access to the fashionable Bath Road shopping area, Montpellier and the town centre, with its extensive selection of shops, restaurants and leisure facilities. The surrounding area is particularly popular with families, offering a convenient balance of residential living and access to the town's amenities. The area is also well served by local schooling, including Warden Hill Primary School, Greatfield Park Primary School and Cheltenham Bournside School, while the nearby Salisbury Avenue shopping parade provides everyday conveniences. Cheltenham Spa railway station and the M5 motorway are readily accessible, making this a practical location for commuters and families alike.

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