



Elm Villa, London Road, Cheltenham **GL52**



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Located a short distance from Cheltenham high street with excellent access to Sandford Park, the Lido, Cheltenham Hospital and amenities near Montpellier. Elm Villa is a Historic land mark on the London Road which features a wealth of period, charm and character waiting to be restored.



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Guide price

£1,395,000



Featuring four reception rooms with over 4,000 sq. ft. of accommodation.



The Property

Elm Villa has not been sold in the market for over 50 years. The house is Grade II listed and is a key land mark on the London Road. The house is built in a Tudor Gothic Style and dates back to circa 1836. It is currently in need of a full renovation and refurbishment, with a fantastic spacious layout and mature rear garden.

The front door opens into a welcoming reception hall with access to the principle reception rooms and staircase leading to the upper floors. There are four reception rooms on the ground floor to include two drawing rooms, a dining room and a study. The traditional kitchen was located to the rear of the house with a kitchen store and utility room. The lower ground floor basement is made up of various individual cellars and access to the rear garden.

Upstairs, there are five bedrooms on the first floor and a further loft room on the second floor. There is currently one bathroom and a separate W/C.

Outside, there is a mature garden which has gated access from Keynsham Road and a further gated access from London Road to the front.

Location

Cheltenham Spa is renowned for numerous attractions such as the Literature Festival, Jazz Festival and Cheltenham National Hunt along with its fine architecture, famous gardens, an eclectic mix of shops, restaurants and boutiques and world renowned schools to include Cheltenham Ladies' College and Dean Close.

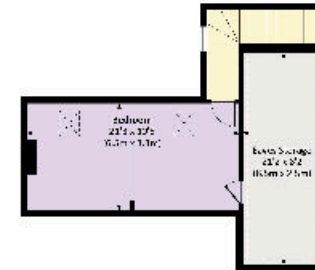
There are good communication links to major centres via the M5 (Junctions 10 & 11), the A419 to Swindon and the M4 and A40 to London. There are train services to London and other major cities from Cheltenham Spa, Kemble and Swindon.



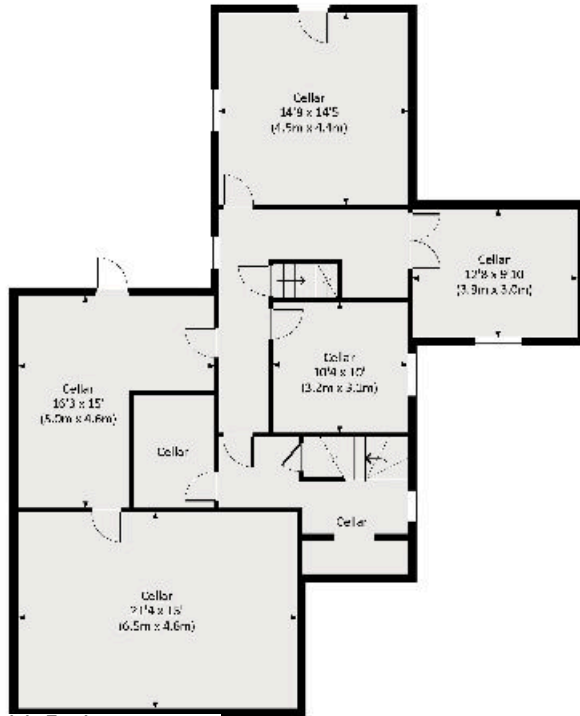
ELM VILLA, LONDON ROAD, GL52

Approx. gross internal area 4854 Sq Ft. / 450.9 Sq M.

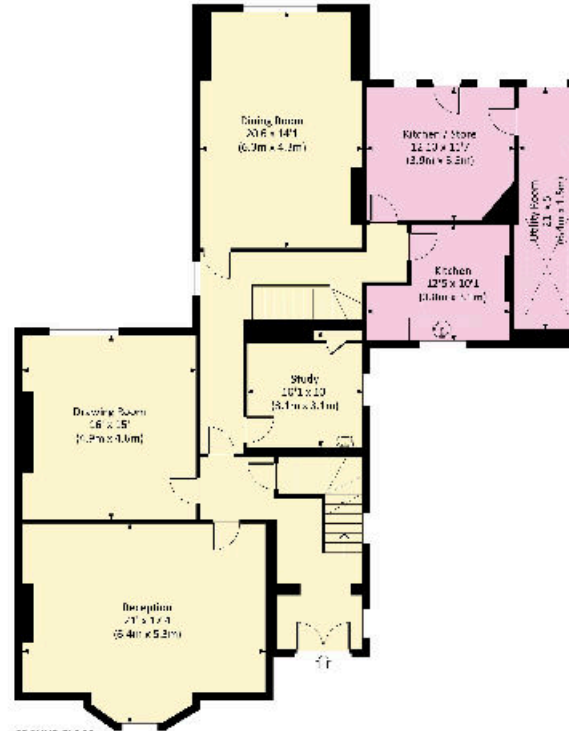
Approx. gross internal area 5041 Sq Ft. / 468.3 Sq M. Inc. Eaves Storage



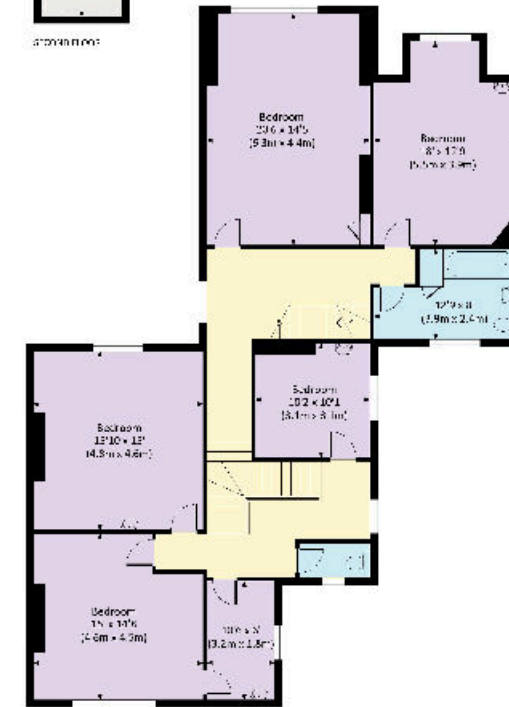
EAVES FLOOR



Knight Frank



GROUND FLOOR



FIRST FLOOR

123 Promenade
Cheltenham GL50 1NW

I would be delighted to tell you more

Harry Bethell

01242 246952

knightfrank.co.uk

harry.bethell@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated 22/04/2022. Photographs and videos dated 22/04/2022.

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