



Old Bath Road, Cheltenham, Gloucestershire



200 Old Bath Road, Cheltenham, GL53 9EQ

A lovely, substantial detached family home on this sought-after road. Set in beautiful tranquil gardens, with a detached studio.

M5 (N&S) 3 miles | Cirencester 18 miles

Bristol 42 miles | London 100 miles

(All distances are approximate)



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2



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EPC

D

Guide price: £1,6500,00

Tenure: Available freehold

Local authority: Cheltenham Borough Council 01242 262626

Council tax band: G



Flexible open-plan living



The property

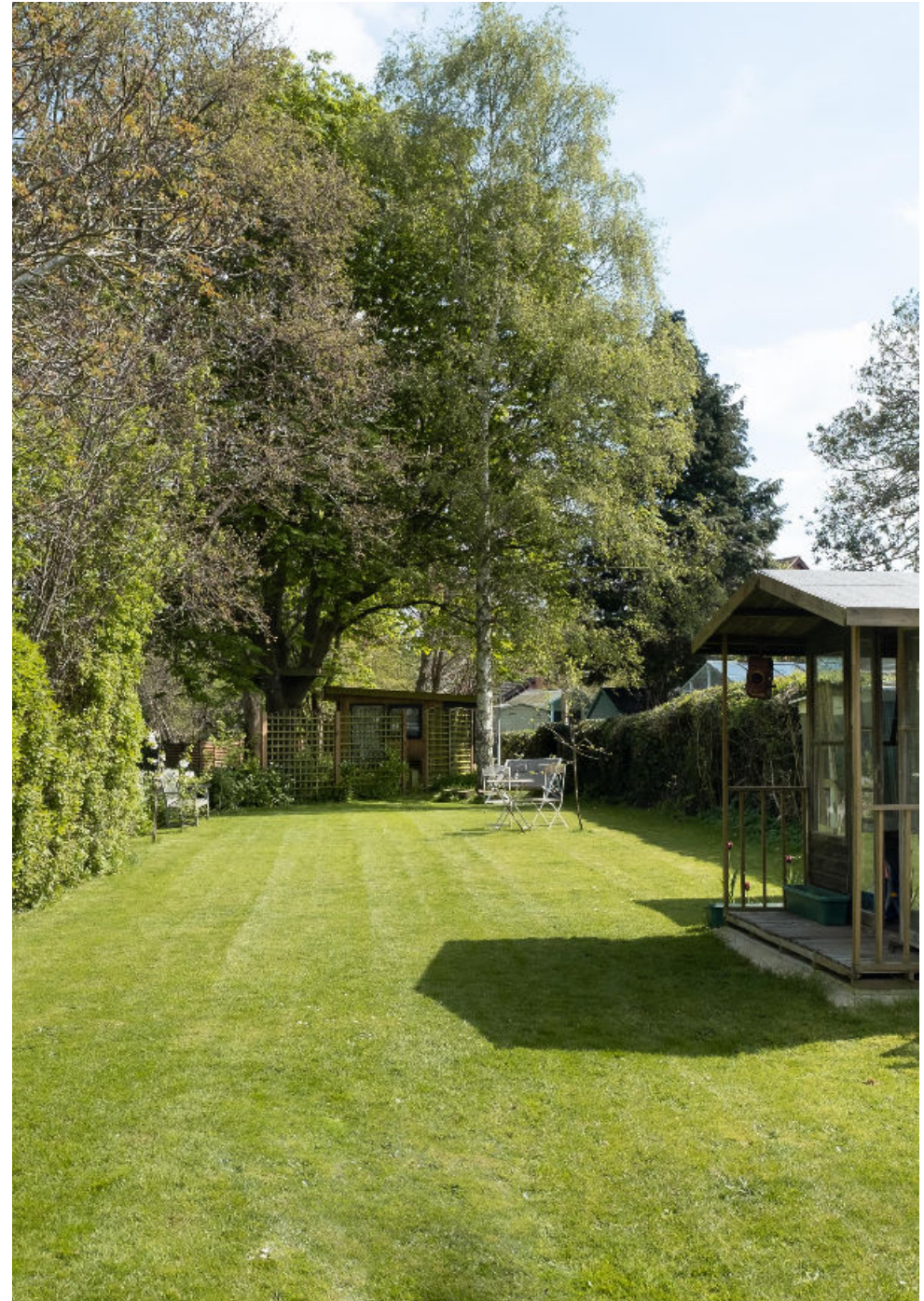
This lovely house sits behind a carriage driveway in the sought-after area of Leckhampton and Charlton Kings. The house is a classic Edwardian double-fronted home with an extension to the side currently used for a study and storage. The property has excellent lateral living with over 2900 sq ft of well-presented accommodation which has been the subject of many improvements and enhancements over the years resulting in a beautifully-flowing home. The clever layout is arranged with family life in mind, with free-flowing communal rooms in perfect balance with more the formal space. At the front of the house is the bay-fronted formal family room and sitting room with an adjoining study. The main sitting room is to the rear and has doors leading out on to the terrace and garden. The spacious and light kitchen/dining /family room with an adjoining snug is on the southerly side of the house. The kitchen is well appointed with a range of modern units, integrated appliances and a large island: this all connects to the outside from two sets of bi-fold doors making a great 'outside-in ' space for entertaining and enjoying the lovely garden. An adjacent utility opens to a large store area and WC completes the ground floor accommodation.

The upstairs space is equally well-balanced with a central staircase leading to a large landing with all of the bedrooms off. There are five double bedrooms in total, three of which share a modern bathroom. The principal suite is a lovely room with a dressing room and en suite bathroom. There is a further bedroom with an en suite shower.

Outside there is a charming, tranquil garden surrounded by mature trees, shrubs and planted borders. At the bottom of the garden is a purpose-built modern studio currently used as a yoga studio.

Services

All main services are connected to the property.



Situation

Old Bath Road is situated at the bottom of Leckhampton Hill in the leafy district of Leckhampton. The area is well known for its attractive properties, easy access to Cheltenham town centre and excellent local amenities on Bath Road.

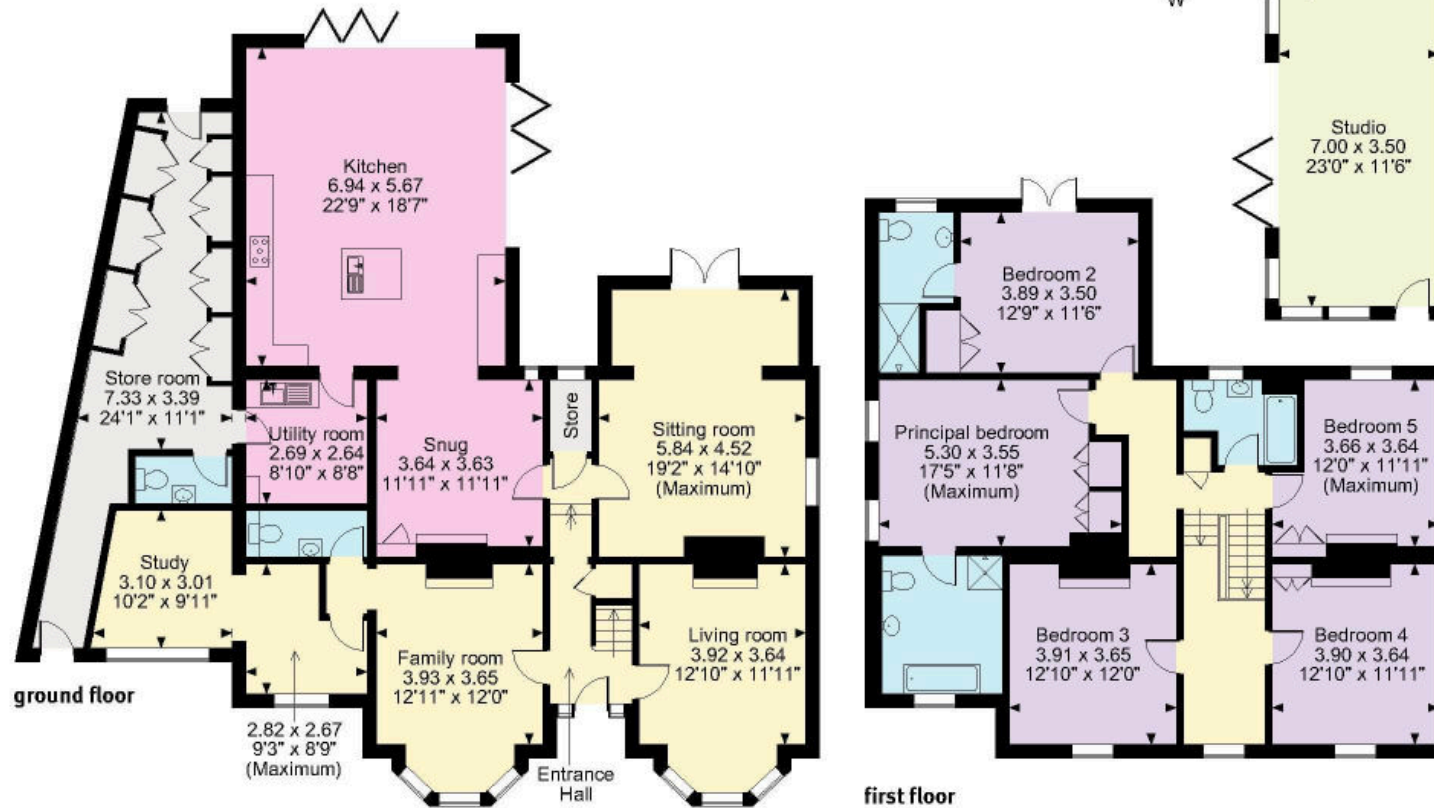
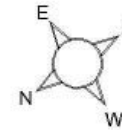
Cheltenham itself is famous for its fine architecture, public gardens and world-renowned schools including Cheltenham Ladies' College, Dean Close and Cheltenham College.

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.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 297sq.m (3,197sq.ft)
Studio = 25sq.m (264sq.ft)



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 123 Promenade
 Cheltenham
 GL50 1NW
knightfrank.co.uk

I would be delighted to tell you more
 Nick Chivers
nick.chivers@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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