



London Road, Cheltenham, Gloucestershire

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A stunning Grade II listed town house with excellent access into central Cheltenham.

M5 (N&S) 3 miles | Bristol 42 miles

Birmingham 54 miles | London 100 miles

(All distances are approximate)



Guide price: £850,000

Tenure: Available freehold

Local authority: Cheltenham Borough Council 01242 262626

Council tax band: F



Just over 2,000 sq. ft. of accommodation with a lower ground floor flat.



The property

London Road is a stunning Grade II listed townhouse close to Cheltenham town centre with excellent access out to Charlton Kings. The house has been renovated to a high standard by the current owners and consists of four bedrooms, three reception rooms and three bathrooms with an excellent front garden and a lovely garden to the rear.

The house is entered via a wrought iron gate leading into a landscaped front garden and the front door leading into a welcoming reception hall. A door leads into an open/plan kitchen dining room with internal bi-folding doors which can cleverly separate the two rooms. The kitchen is beautifully appointed with floor and wall-mounted units and built-in appliances. To the rear of the house there is a shower room and utility room.

On the lower ground floor there is a further sitting room, bedroom, kitchen and shower room which is currently set up as a self-contained flat.

Upstairs, the first floor has a generous drawing room with a period fireplace and large sash-hung windows to the front. There is also a bedroom that completes the first floor living space.

Upstairs, the second floor has two double bedrooms that share a modern family bathroom.

Outside the property benefits from a rear store room, perfect for additional garden furniture and bike storage. The garden is mostly laid to lawn with a paved patio and walled perimeter making the garden wonderfully private and secure.

Services

All main services are connected



Situation

Located a short distance from Cheltenham High Street with excellent access to Sandford Park, the Lido, Cheltenham Hospital and amenities near Montpellier. There is also superb access to schools, including Cheltenham College, Cheltenham Ladies' and Dean Close.

Road connections are easily accessed via the A40 and A435 and Cheltenham train station is just under two miles away.

Cheltenham plays host to a variety of festivals to include the Jazz, literature, food and science festivals not to mention the famous Gold Cup Festival at Cheltenham Race Course. There is also a fantastic variety of cafes, shops and restaurants to cater for all tastes and budgets in the town centre.



LONDON ROAD, GL52

Approx. gross internal area 1938 Sq Ft. / 180.0 Sq M.

Approx. gross internal area 2075 Sq Ft. / 192.8 Sq M. Inc.Store



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All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



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 November 2022. Photographs and videos dated November 2022.

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