



PETER BALL & CO.
ESTATE AGENTS

LANSDOWN CRESCENT, CHELTENHAM GL50 2JX

£610,000

- Sought After Location
- Three Bedrooms
- Requires Modernisation
- Sitting/Dining Room
- Study
- Beautiful Gardens
- Garage
- Off Road Parking

PROPERTY DESCRIPTION

An attached coach house in need of renovation with stunning gardens and walking distance to Montpellier and the town centre. Off road parking and a garage.

Situated in one of Cheltenham's most sought after locations is this beautiful untouched coach house forming part of 'Nouvelle' the original converted Manor House adjoining. The Old Cottage would have likely formerly been the staff quarters and features its own access, garage and gardens. The house is largely untouched and is in need of some renovation to create a spacious home in the popular district of Lansdown Crescent. The house can be approached from either the front, through the pedestrian gate into the gardens or, to the rear where the parking and garage can be found. The front door leads into a tiled reception hall with a door to the study/4th bedroom, and then to an inner hall which has a range of storage and doors to



the Kitchen/breakfast room and open plan sitting and dining room. French doors lead out onto the garden and views can be enjoyed from the sitting room. Upstairs, there are three bedrooms and the family bathroom and separate shower room. Outside, the gardens are mostly laid to lawn with a part-fenced part-walled boundary. A mixture of matures trees and shrubs with paved walkways and hedging complete the space with a single garage and parking to the rear.

SITUATION

Lansdown is a prime residential location, within strolling distance of Montpellier and the Promenade and is made up of many beautiful period homes and imposing Regency terraces with a large triangle of open green. Cheltenham itself is renowned for its fine architecture, famous gardens and world renowned schools to include 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

DIRECTIONS

Proceed out of Cheltenham town centre via the Promenade and Montpellier Walk and at the Rotunda roundabout take the third exit off into Lansdown Road. Proceed around to the right at Gordon's Lamp into Lansdown Crescent, follow the road and the property can be found on the right hand side adjacent to 'Nouvelle'.

ADDITIONAL INFORMATION

Cheltenham Borough Council. Tax Band E.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		85 (Current)	87 (Potential)

Viewing by appointment with your local office of

PETER BALL & CO ESTATE AGENTS

Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



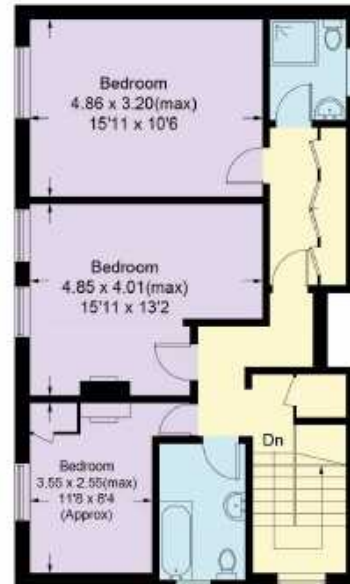
The Old Cottage



Approximate Gross Internal Area = 152.3 sq m / 1639 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID327674)