



Gloucester Road, Staverton, Cheltenham GL51 0SS

Guide price £550,000

DESCRIPTION

Staverton is an area on the northern outskirts of Cheltenham adjacent to open countryside. The area is within a short drive to the retail park developments off the Golden Valley roundabout and the main Tewkesbury Road where supermarkets, major food and retail outlets, restaurants, pubs and Sports Direct fitness centre can be found. Cheltenham town centre with its range of public amenities and services are approximately 2 miles away. There is easy access to the main A38 Gloucester/Tewkesbury Road and the A40 with its access to the M5 motorway network and GCHQ.

This elegant Victorian home resides in approximately 3 acres of land and is brought to the market with NO ONWARD CHAIN Offering super potential to develop (subject to relevant consents), the accommodation briefly comprises; a recessed entrance porch with original patterned quarry tiles and a central hallway with stairs leading to the first floor and a cupboard underneath. To the right of the hallway there is an impressive sitting room with patio doors into the rear garden and large window to the front. To the left of the hallway there is a large study with an open fireplace and double aspect. The rear of the ground floor there is a large kitchen/dining room with a large window overlooking the garden. The first floor provides three very generous double bedrooms, a single bedroom, separate shower room and family bathroom.

ENTRANCE PORCH

Recessed porch with quarry tiled floor.

ENTRANCE HALL

Front door with obscure glass panel sides and double glazed window. Radiator. Staircase leading to first floor with cupboard under. Coved ceiling and ceiling rose. Lino floor with floorboard style print.

SITTING ROOM

7.54m x 3.94m (24'09 x 12'11)

Sash window to front aspect. Double glazed patio doors onto rear garden and patio. Three radiators. Coved ceiling and ceiling rose. TV aerial point. Carpeted floor.

STUDY

3.96m x 3.78m (13' x 12'05)

Double aspect with sash window to front and double glazed window to side. Open fireplace with marble style surround and hearth. Two radiators. Built-in cupboard with meters and fuse board. Two telephone points and TV aerial point. Coved ceiling and ceiling rose. Carpeted floor.

KITCHEN/DINING ROOM

7.24m x 4.47m max (23'09 x 14'08 max)

Three double glazed windows with double aspect. Door to rear garden. Low level cupboards with laminate work surfaces and inset stainless steel sink unit and drainer. High level cupboards. Inset electric hob with cooker hood above. Inset high level electric oven. Part tiled walls. Radiator. Ceramic tiled floor. Gas combination boiler unit.

KITCHEN AREA

3.96m x 3.48m (13' x 11'05)

DINING AREA

4.47m x 3.45m (14'08 x 11'04)

CLOAKROOM

Obscure double glazed window. Wash hand basin with tiled splashback. Radiator. Ceramic tiled floor.

FIRST FLOOR LANDING

Double glazed window. Loft access. Radiator. Carpeted floor.

BEDROOM ONE

3.94m x 3.63m (12'11 x 11'11)

Double glazed window overlooking rear garden Built-in cupboard. Radiator. Carpeted floor.

BEDROOM TWO

3.94m x 3.78m (12'11 x 12'05)

Double aspect with sash window to front and double glazed window to side. Built-in cupboard. Radiator. Carpeted floor.

BEDROOM THREE

3.94m x 3.76m (12'11 x 12'04)

Double aspect with sash window to front and double glazed window to side. Two radiators. Carpeted floor.

BEDROOM FOUR

2.46m x 1.65m (8'01 x 5'05)

Sash window to front aspect. Radiator. Carpeted floor.

BATHROOM

Obscure window to side aspect. Suite comprising panelled bath with tiled surround, wash hand basin with tiled





surround and low flush WC. Radiator. Large cupboard. Extractor fan. Shaver point and light. Laminate floor.

SHOWER ROOM

Obscure window to rear aspect. Suite comprising shower cubicle, wash hand basin and low flush WC. Tiled walls. Extractor fan. Radiator Laminate floor.

REAR GARDEN

Mainly laid to lawn with paved patio area and matures trees and shrubs. wooden fencing forming garden perimeter.

LAND

Gated driveway entrance. Approximately 3 acres with trees and hedging forming perimeter.


ADDITIONAL INFORMATION

Tewkesbury Borough Council - Tax Band B.
All mains services connected.

DIRECTIONS

Leave Cheltenham town centre via the A40 Lansdown/ Gloucester Road and continue past GCHQ and to the Golden Valley roundabout. Take the third exit onto the B4063 Gloucester Road and continue for approximately one mile. The property can be found on the left hand side next to the Cheltenham Regency Hotel.

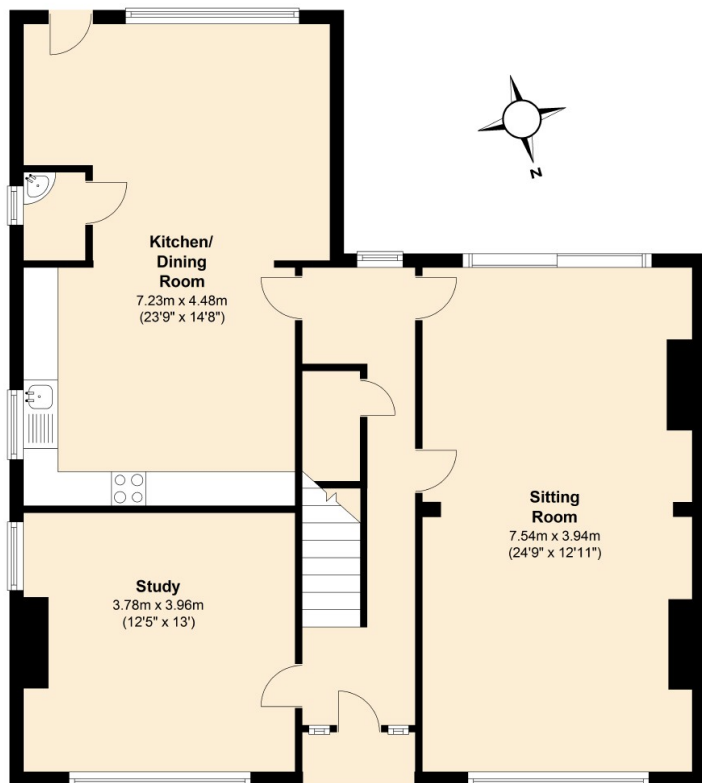
Viewing strictly by appointment through Peter Ball & Co

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			71
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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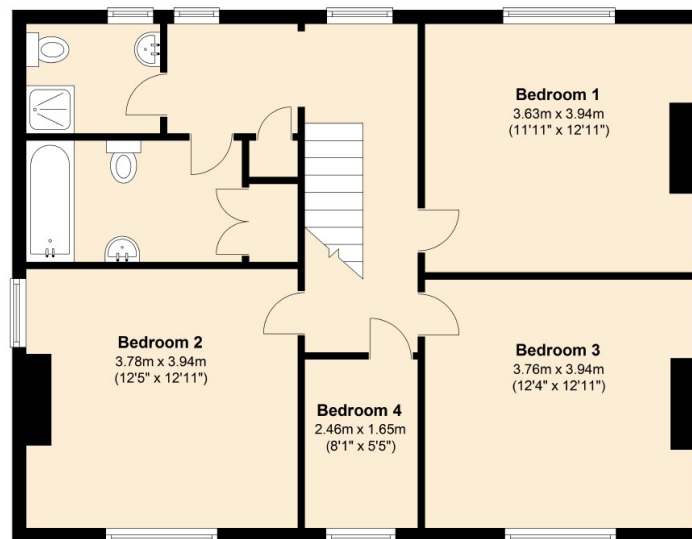
Ground Floor

Approx. 88.4 sq. metres (951.0 sq. feet)



First Floor

Approx. 72.0 sq. metres (774.6 sq. feet)



Total area: approx. 160.3 sq. metres (1725.7 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.

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