

THE WHITE LODGE, 27 SYDENHAM ROAD NORTH,
CHELTENHAM, GLOUCESTERSHIRE, GL52 6ED

 Charles Lear



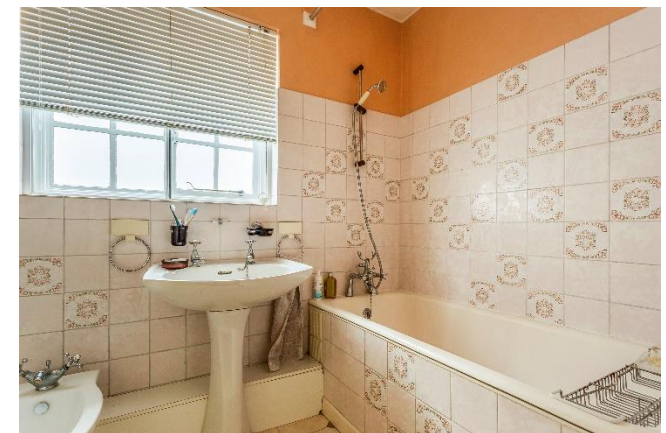
THE WHITE LODGE

Requiring a general program of modernisation this substantial extended detached family home has origins from the mid 1920's and stands in a mature, largely walled and generous corner plot garden with the benefit of secure parking and a single garage at the rear. The accommodation is versatile, retains many period features, such as exposed flooring, doors and Bakelite handles.

- Convenient location close to local schools, the town centre, general hospital, popular artisan bakery La Boulangerie, and some of Cheltenham's main access routes including the A40 to the Cotswolds
- Reception hall with original wood flooring and a door to the cloakroom with a useful adjoining store room, kitchen with quarry tile flooring, pantry, and adjoining utility room
- Dining room with the original bay window and wood block exposed flooring and double doors to the sitting room again with woodblock flooring
- South facing orangery with a roof lantern, doors to the garden and an adjoining office, snug/TV room and separate shower room
- Stairs with a porthole window leading to the landing with access to the loft, generous storage and three double bedrooms served by a four piece bathroom
- Beautiful predominantly walled established garden with sweeping lawns, well stocked flower and shrub beds, gated parking, garage and a shed

This charming detached property stands in a quintessential garden and is offered with no onward chain. Internally the property retains a wealth of character and offers the potential to renovate, remodel and enlarge if required.





SITUATION

This charming detached property occupies a prominent position on the corner of Sydenham Road North and Hales Road which is located less than half a mile from the town's vibrant shopping centre which is easily accessible on foot, as are two lovely parks and the Hospital. Cheltenham is a Regency Spa town on the edge of the Cotswolds deemed an area of outstanding natural beauty. The town hosts several festivals of culture including literature, jazz & food as well as many sporting events including the Gold Cup which is the main event at Prestbury Park held every March. The location is also ideal for access to the A40 to London and also the M5 motorway network at J11a.

GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage are connected to the property, the property presently has warm air heating.

Local Authority:

Cheltenham Borough Council: 01242 262626.

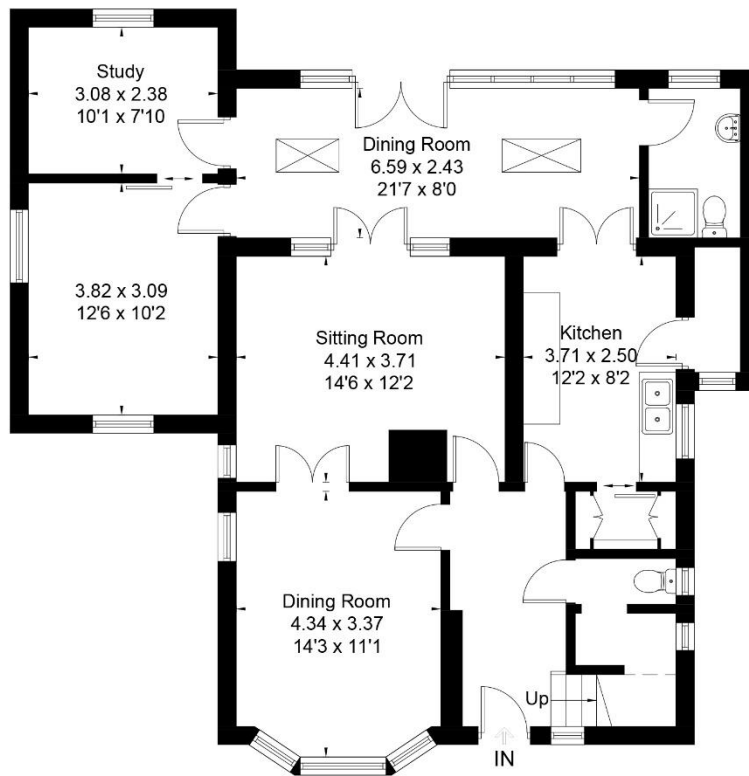
Council Tax Band: (F) - £ 2,960.60 pa. (2023/2024).

Epc Rating: TBC

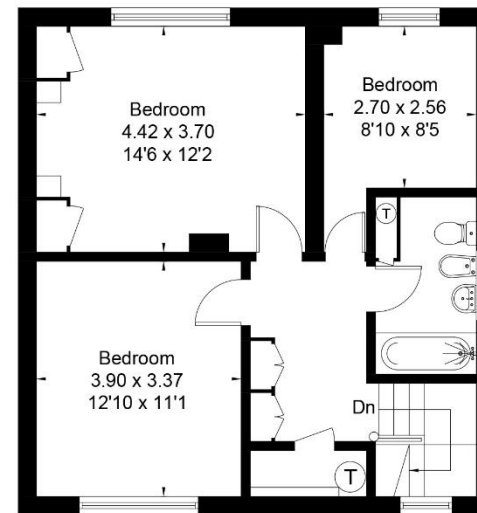
VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co.

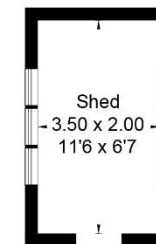
Approximate Area = 158.2 sq m / 1703 sq ft
 Garage = 16.2 sq m / 174 sq ft
 Total = 174.4 sq m / 1877 sq ft



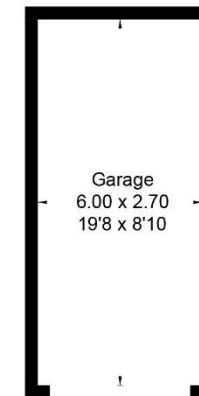
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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