

# LANESFIELD HOUSE, 42

LANSDOWN ROAD, CHELTENHAM, GLOUCESTERSHIRE, GL51 6PU





## LANESFIELD HOUSE, 42 LANSDOWN RD.

Arguably one of Cheltenham's finest detached villas, Lanesfield House, is a beautifully renovated residence in an enviable location close to Montpellier and the town centre. The accommodation spans a near 6,500sq.ft. and has the benefit of a large, detached garage and a horseshoe driveway.

### DESCRIPTION

Wrought iron electric gates on imposing stone pillars provide access onto a large horseshoe driveway providing parking for numerous vehicles and access to the large, detached garage to one side. Stone steps rise to a recessed porch and an imposing front door which opens into a wide and impressive reception hall. The raised ground floor provides a substantial kitchen/dining room with glazed doors opening into the garden, and doors leading through to a delightful family room with log burning stove. Also on the ground floor is a magnificent formal drawing room with dual aspect and log burner. The lower ground floor offers absolute versatility and could be utilised as a self-contained two-bedroom apartment, although presently used as additional living accommodation including a second kitchen, large utility room, study, gym, double bedroom and two bathrooms with separate showers. The upper floors provide seven genuine double bedrooms. The first floor plays host to a principal suite with bathroom and dressing room, two further substantial bedrooms and a large family bathroom. The second floor offers four large double bedrooms and a contemporary shower room. The bathrooms throughout the house have been updated by the present owners. Outside and to the rear is a surprisingly private garden, predominantly laid to lawn with a large patio for al fresco dining.







### SITUATION

Set back from the road and enjoying a high degree of privacy, this beautiful villa is located along one of the town's main access routes leading to the fashionable Montpellier district. Within a short walk of the property are two of the town's most respected schools, Dean Close and Cheltenham Ladies' College. In addition, Lanesfield House is in an excellent position for access to the M5 motorway at J11 and Cheltenham Spa Railway Station, which is only a short walk away. Nearby are the fashionable districts of Montpellier, Lansdown and Tivoli as well as the historic Christ Church.

### GENERAL INFORMATION

Mains gas, electricity, water and drainage are connected to the property.

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band: (G) - £3,416.06 pa. – House.

Council Tax Band: (B) - £1,594.17 pa. – Flat.

### VIEWINGS

Viewings are strictly by prior appointment through Charles Lear & Co. on 01242 222722.

Approximate Floor Area = 602.8 sq m / 6488 sq ft  
 Including Limited Use Area (27.6 sq m / 297 sq ft)  
 Garage = 32.1 sq m / 346 sq ft  
 Total = 634.9 sq m / 6834 sq ft



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