

SUNNYSIDE, WESTERN ROAD  
CHELTENHAM, GLOUCESTERSHIRE, GL50 3RJ

 Charles Lear



## SUNNYSIDE, WESTERN ROAD

Set back from the road and offering secure off road parking, Sunnyside is a charming semi-detached villa retaining a wealth of character features typical of the era. The property offers five/six bedrooms and two bathrooms which are complimented beautifully by bright and spacious living accommodation.

### DESCRIPTION

Set in stunning, largely walled gardens and grounds, this exquisite semi-detached townhouse is set back from the road and offers a high degree of privacy and security in this most popular location. Timber gates open to a driveway providing secure off-road parking for one vehicle, or more if desired, whilst a gravel path leads to stone steps up to a recessed porch and imposing front door. The reception hall is both light and spacious, with a large southerly window providing the maximum of light. The reception hall also enjoys the original staircase rising to the first and lower ground floors together with doors into a stunning kitchen/dining room with bay window and French window overlooking the gardens. The sitting room, which is located to the front of the property, has a charming fireplace with log burning stove and bay window. The first-floor plays host to a principal suite with en-suite bathroom and two further double bedrooms sharing a contemporary shower room. The second floor offers three further bedrooms, one of which would make an ideal shower room with plumbing and waste already in place. The lower ground floor offers separate external access and could be utilised as ancillary accommodation. Outside, Sunnyside has a most magnificent garden wrapping around all three side of the house, creatively planted with many colourful plants and flowers, whilst the sun may be found in the garden throughout the day.





### SITUATION

'Sunnyside' is located in Western Road, an established boulevard comprising largely period properties - an idyllic location just a short walk to Christ Church, Waitrose supermarket, Cheltenham Spa railway station and the super range of shops, boutiques, restaurants and wine bars to be found in both Montpellier and The Promenade. The property is also easily accessible to all of the internationally recognised schools. Western Road also offers good access to the M5 and GCHQ. Cheltenham is well known for its festivals within the town during the calendar year, the most popular being literature, jazz and cricket.

### GENERAL INFORMATION

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

Cheltenham Borough Council: 01242 262626.

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

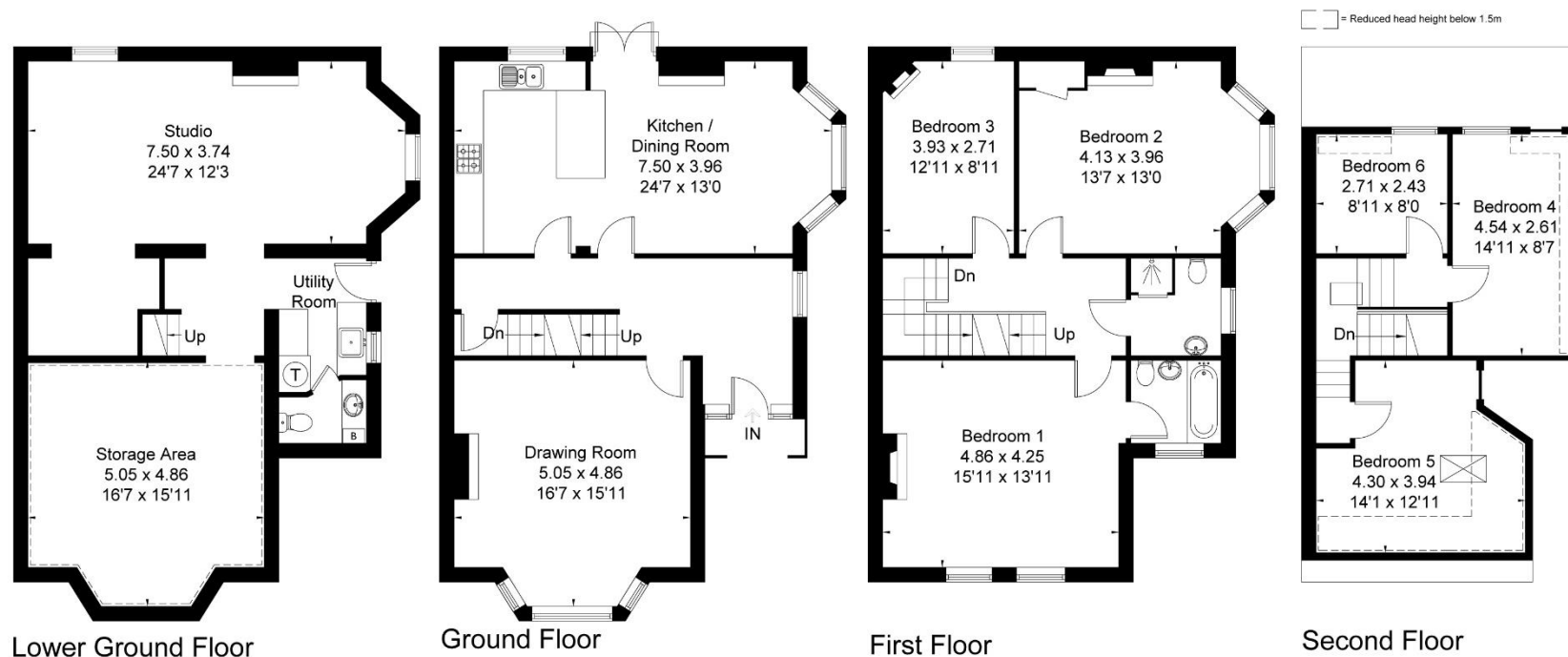
Planning consent has been granted for a garage.

### VIEWINGS

Viewings are strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Floor Area = 249.0 sq m / 2680 sq ft



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