

UPTON LEIGH,
OVERTON ROAD, CHELTENHAM, GLOUCESTERSHIRE, GL50 3BL

 Charles Lear

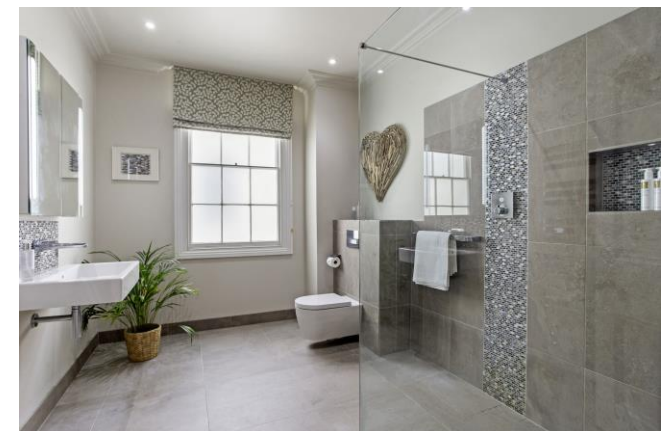


UPTON LEIGH, OVERTON ROAD

Arguably one of Cheltenham's finest Grade II Listed Victorian villas, Upton Leigh, comes to the market having been beautifully refurbished and after nearly 25 years. The accommodation, which is unusually only laid out over two floors, is magnificent and provides versatile and plentiful living together with six large bedrooms and four modern bathrooms.

Set back from the road and approached through electric wrought iron gates, Upton Leigh is an imposing villa with a substantial driveway. A porch and recessed front door open into a vestibule and through to the reception hall which has the original staircase rising to the first floor, ornate door architraves and plaster work. The living accommodation includes a fabulous formal dining room with four floor to ceiling sash windows, ornate cornicing and ceiling roses. The dining room opens into a wonderful drawing room with dual aspect, including a sash bay window overlooking the gardens. The ground floor also provides a family room or home office at the front of the house, which the reception hall leads through to a sizeable kitchen/breakfast room and garden room, both of which overlook the garden to the rear. The ground floor, which has underfloor heating throughout, also has a cloakroom and under stair storage cupboard. The mezzanine landing provides two very well-proportioned double bedrooms and a contemporary shower room whilst the remaining four bedrooms are off the main landing with a lantern light allowing natural light to flood through the house. The principal bedroom suite is large, has a sash bay window with views to the escarpment and offers an en-suite bathroom and dressing room. There are two further substantial bedrooms sharing a Jack & Jill bathroom with utility cupboard and another guest bedroom with en-suite shower room.





SITUATION

In an idyllic position on the corner of Overton Road and Parabola Road on the edge Montpellier, Upton Leigh sits in a substantial plot measuring 0.319 acres within a few minutes' walk of the Promenade. Cheltenham is renowned for its exceptional Regency architecture along with its reputation for outstanding schools many of which are internationally recognised such as Cheltenham Ladies College, Cheltenham College, Dean Close and Pates Grammar School. The town also benefits from a varied festival calendar including the famous Gold Cup held at Prestbury Park racecourse every year.

GENERAL INFORMATION

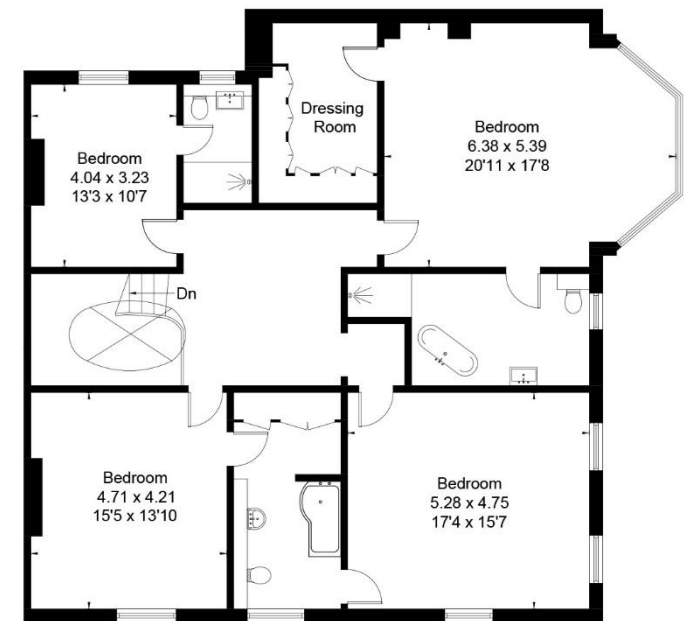
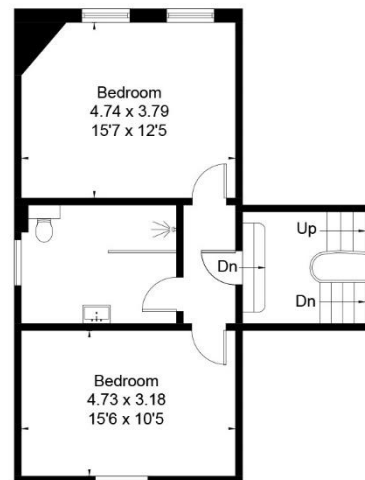
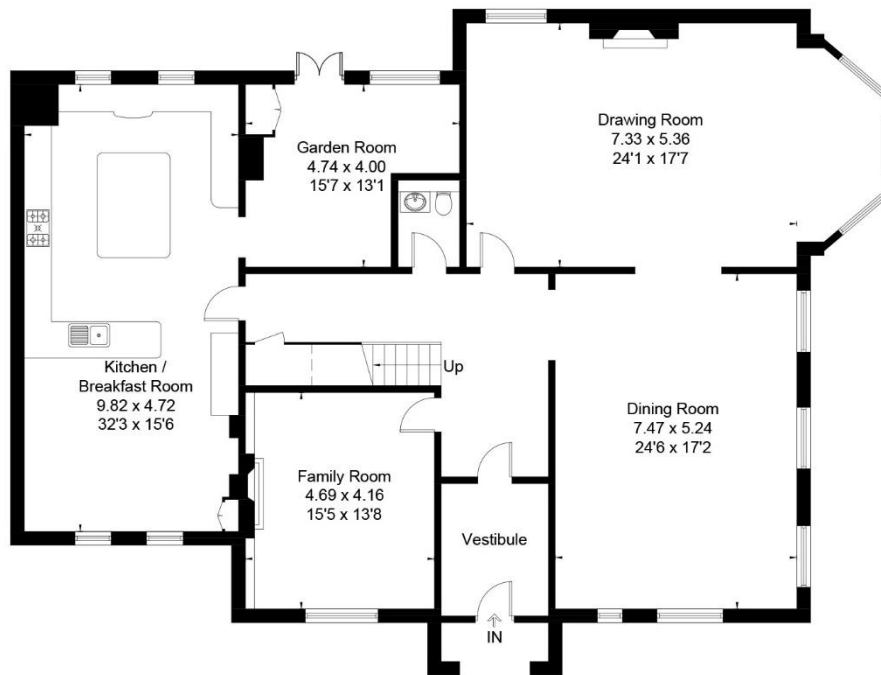
Services:
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:
Cheltenham Borough Council: 01242 262626
Council Tax Band: (G) – £3,575.97 (2024/2025).

VIEWINGS

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

Approximate Floor Area = 407.6 sq m / 4387 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #xxxxxx

