

SYDENHAM ROAD NORTH,  
CHELTENHAM, GLOUCESTERSHIRE, GL52 6EA

 Charles Lear





## SYDENHAM ROAD NORTH

A substantial four-bedroom family home situated in a secluded position on a popular street, moments from Cheltenham town centre. At in excess of 2,080 sqft, this house offers balanced accommodation as well as living and entertaining space laterally arranged over two floors. The house further enjoys an expansive & sequestered south east facing garden to the rear.

Entering the house on the ground floor, the generous front porch opens into the main hallway. This leads through into an open plan kitchen with a breakfast bar island, for more casual dining, with the formal dining in the adjacent room. This floor also contains, a drawing room, sitting room, and office which offers a variety of uses, helping to create a family friendly space.

The upper floor features a well-proportioned principal bedroom with ensuite bathroom and built in storage space. In addition, there are three further double bedrooms serviced by a family bathroom.

The house offers gardens to the front and rear with lawns, a paved seating area, and a private drive with off street parking for numerous cars. It also features a separate large garage, located to the front of the property.

The property is accessed via a private drive off Sydenham Road North shared between this residence and one other. The house itself is well set back from the road and obscured from the view of passers-by, offering the utmost privacy.







### SITUATION

The property itself 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

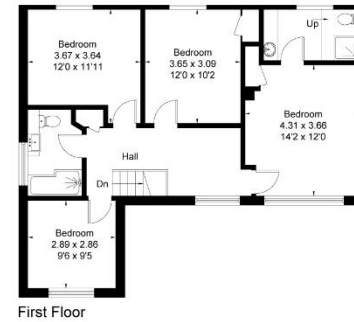
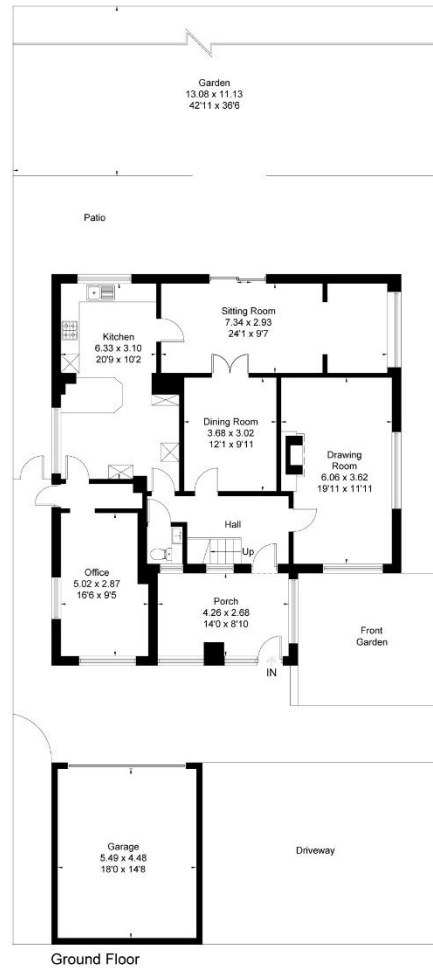
Services:  
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:  
Cheltenham Borough Council: 01242 262626.  
Council Tax Band: F

### VIEWINGS

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

Approximate Floor Area = 193.5 sq m / 2083 sq ft  
 Garage = 24.7 sq m / 266 sq ft  
 Total = 218.2 sq m / 2349 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 #72499