

ORWELL VILLA, ST. ANNE'S ROAD,  
CHELTENHAM, GLOUCESTERSHIRE, GL52 2SS

 Charles Lear



## ORWELL VILLA, ST. ANNES ROAD

An outstanding semi-detached period townhouse in a surprisingly peaceful position within walking distance of the High Street. The accommodation measures 2,314sq.ft. and is offered in excellent condition throughout with the added attraction of a charming walled garden.

Set back from the road and bound by wrought iron railings, Orwell Villa is an exceptional semi-detached townhouse offered in brilliant order throughout. The particularly light and spacious accommodation is laid out over four floors and includes the potential and planning consent to create a self-contained lower ground floor apartment. Stone steps lead up to an imposing recessed front door which is partially glazed and opens into the reception hall. The raised ground floor accommodation provides the traditional front and rear reception rooms which are full of character features including fireplaces, cornicing, tall skirtings, and a sash bay window to the front of the house. The property has been heavily extended to provide a stunning contemporary kitchen/dining/family room with glazed doors and steps leading down into the garden. The first floor provides two excellent double bedrooms including a principal bedroom spanning the full width of the house. The mezzanine provides an excellent principal bathroom and separate cloakroom whilst the second floor plays host to further bedroom suite and another versatile room for use as a bedroom or home office. The lower ground floor provides an additional two rooms for use as further bedrooms or living accommodation together with plentiful storage, a utility room, and a shower room. The garden is walled, provides a high degree of privacy and benefits from pedestrian side access.





### SITUATION

St. Anne's Road is situated within a stones throw of a variety of amenities on along Hewlett Road, whilst the High Street and town centre are reachable on foot at a leisurely pace within five minutes. Pittville Park with its boating lake, historic Pump Rooms and children's play area are also within proximity. The area is fortunate to benefit from a good selection of children's nurseries, primary and secondary schools including Pittville School which again is within walking distance of the property whilst some of the finest countryside and views the town has to offer can be found nearby on Cleeve Hill.

### GENERAL INFORMATION

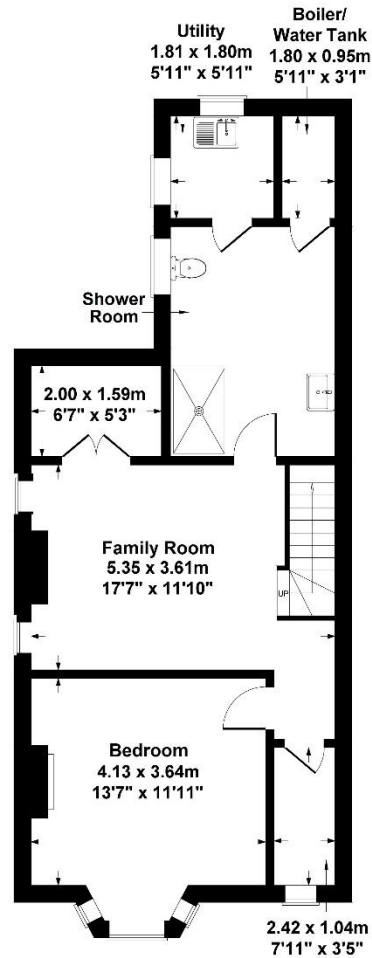
Services:  
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:  
Cheltenham Borough Council: 01242 262626.  
Council Tax Band: (E) - £2,622.38pa. (2024/2025).

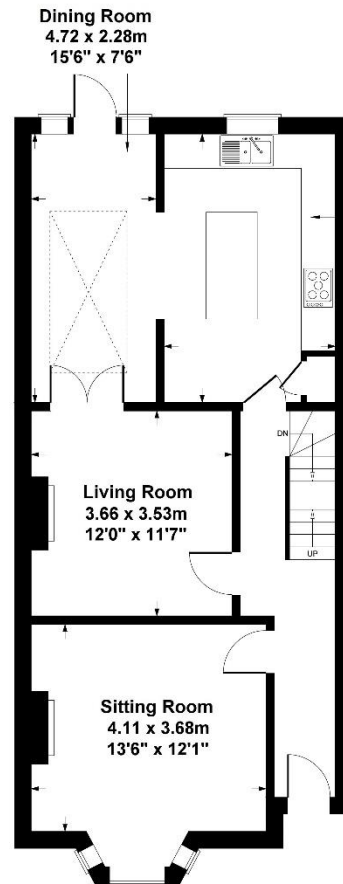
### VIEWINGS

Strictly by prior appointment through Charles Lear & Co. on 01242 222722.

Approximate Gross Internal Area  
215 sq. metres (2314 sq. feet)



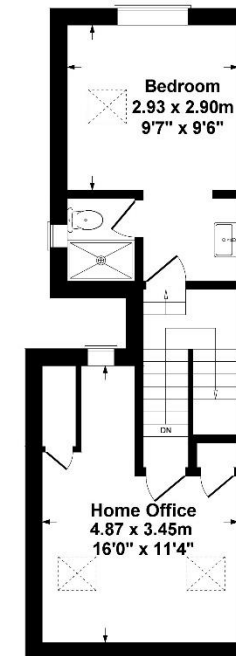
Lower Ground Floor



Ground Floor



First Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company