

ROXBURGH, 31 SANDFORD MILL ROAD,
CHELTENHAM, GLOUCESTERSHIRE, GL53 7QH



ROXBURGH, 31

A beautifully presented extended Victorian house along a popular road within a short walk of Cox's Meadow and Cheltenham General Hospital. The property offers four bedrooms, two bathrooms, off road parking for two vehicles and a private west facing garden with pedestrian side access.

DESCRIPTION

A charming Victorian semi-detached house in an enviable position set back from this sought after road. The house has been significantly updated and is now offered for sale in excellent order. The accommodation, which is particularly light and spacious, is arranged over three floors. A partially glazed front door leads into an entrance hall which has stairs leading to the first floor, an understairs storage area and original floorboards which continue through into a beautiful sitting room with bay window. The second reception room is presently utilised as a family room, whilst the kitchen/dining room to the rear of the property opens out into the garden. The first floor plays host to three bedrooms including a principal bedroom with charming feature fireplace and fitted wardrobes. The two remaining bedrooms on this floor are of good double proportions. Two bath/shower rooms are also located on the first floor and service the four bedrooms. The second floor provides an excellent double bedroom with Velux windows. Outside and to the rear is a private west facing garden which requires minimal maintenance. The driveway to the front of the property provides off road parking for two vehicles whilst to the side of the house is pedestrian side access. In addition, the property benefits from full planning consent to extend significantly on the ground floor. Ref: 23/01974/FUL.





SITUATION

Sandford Mill Road is a popular one-way road near to the centre of Cheltenham and within walking distance of the many amenities along the High Street. Bath Road, Montpellier and Sixways are also within walking distance, as are many of the town popular schools. Almost opposite the property is Cox's Meadow which offers scenic walks and the well-known Meadow Café. Also nearby is Cheltenham General Hospital and Cheltenham College. Access to the A40 to Oxford and London is favorable, as is the A417/A419.

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 the sole agents, Charles Lear & Co. on 01242 222722.

Approximate Gross Internal Area 1637 sq ft – 152 sq m

Ground Floor Area 721 sq ft – 67 sq m

First Floor Area 707 sq ft – 66 sq m

Second Floor Area 209 sq ft – 19 sq m

