

BAFFORD LODGE, BAFFORD LANE,
CHELTENHAM, GLOUCESTERSHIRE, GL53 8DN



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Standing at the end of a peaceful lane within a comfortable walk of village amenities and local schools is this substantial, highly individual semi-detached period property which benefits from a beautifully light and airy sitting room with an open fire, a superb open plan kitchen/breakfast room with an adjoining all year round orangery, six bedrooms, parking and a private garden.

- Imposing Victorian property dating from c.1880 full of character and offering spacious accommodation in excess of 2100 sqft
- Entrance porch leading to a sizeable 22' sitting room with an open fireplace and stairs to the first floor
- Contemporary kitchen/breakfast room with doors to a useful utility/cloakroom, inner courtyard and a stunning orangery/dining room with access to the enclosed, private garden
- Three first floor bedrooms, one presently utilised as a dressing room, another with a Juliet balcony and a superb contemporary bath/shower room
- Three second floor bedrooms off a split landing and a contemporary shower room with a view
- Pretty front terrace, suitable for pots and a garden bench, walled, private low maintenance garden, useful lockable store/workshop and off road parking

This exceptional Victorian property offers both peace and convenience. During the present owners tenure it has been subject to significant updating to create an individual home with flexible living accommodation and personality. On the ground floor the layout flows beautifully whilst the upper floors offer six bedrooms, one presently used as a dressing room and two stunning contemporary bath/shower rooms.





SITUATION

Bafford Lane comprises of a wide variety of architectural styles of properties from modest artisan cottages and large period homes to the more recent detached contemporary properties. The location is peaceful yet ideal for accessing the amenities in the village which include both primary and secondary schools, four supermarkets, parish church and a selection of public houses and cafes to itemise a few. Also on the doorstep are beautiful country walks and sporting facilities such as Lilleybrook Golf Club which is within a short drive and East Glos Racket and tennis Club which is approximately one mile away. The location is convenient for the A435 to Cirencester, M5 motorway at Junction 11a and the A40 to Oxford & London.

GENERAL INFORMATION

Services:

All mains services are connected to the property.

Local Authority: Cheltenham Borough Council

01242 262626

Council Tax Band: (E) - £2,681.27 p.a. (2024/2025).

EPC Rating: D

Viewings:

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



Approximate Gross Internal Area 2183 sq ft – 203 sq m

Ground Floor Area 914 sq ft – 85 sq m

First Floor Area 662 sq ft – 62 sq m

Second Floor Area 607 sq ft – 56 sq m

