

THE OLD NURSERY, 1A OXFORD STREET,
CHELTENHAM, GLOUCESTERSHIRE, GL52 6DT

 **Charles Lear**

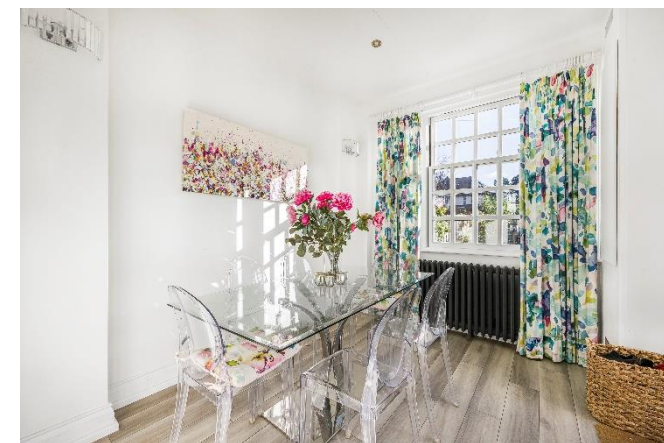


THE OLD NURSERY, 1A OXFORD ST

Forming part of a historic terrace of period town houses this is a wonderful opportunity to acquire a highly individual home located on a desirable road within a short walk of the town centre. The property benefits from three double bedrooms, a stunning drawing room, contemporary kitchen and separate dining room and at the rear there is a studio with an adjoining workshop and garage.

- Interesting period townhouse dating from c.1820 understood to have originally been the nursery to the neighbouring property number 1 Oxford Street
- Offering versatility with accommodation with the lower floor presently utilised as a self-contained flat
- Lower ground floor reception hall providing access to a sitting room/bedroom 3, utility room, shower room and a snug/office/family or cinema room
- Beautiful first floor drawing room retaining a wealth of features including sash windows with working shutters, ceiling mouldings and parliamentary doors
- Superb recently refitted contemporary kitchen with a range of integrated appliances and a central island leading to the dining room with doors to the garden
- Two generous first floor double bedrooms and a superb bath/shower room with a free standing bath
- Pretty and low maintenance south-westerly facing garden with a studio with an adjoining workshop and garage accessed off Oxford walk

This unusual period townhouse stands on a quiet road close to local amenities offering versatile accommodation with the addition of a 41' studio/workshop/garage at the rear. The property also offers a stunning drawing room with a wood burner, a recently refitted kitchen & separate utility room, dining room, three bedrooms, two bath/shower rooms and a useful snug/cinema/office or occasional bedroom.





SITUATION

Oxford Street is a wide residential avenue comprising of predominantly period homes situated just off the London Road within a short distance of the towns Promenade, fashionable Montpellier, the High Street and beautiful open green spaces such as Sandford Park, which abuts the Lido, and Cox's Meadow. A remarkably peaceful location the property is also conveniently located for some of the town's main road links, one being the A40 leading to the Cotswold's Oxford and London and the M5 at Junction 11a. The town is revered for its excellent schools and within a ten minute walk there are two primary schools as well as Cheltenham College which is 15 minutes away.

GENERAL INFORMATION

Services:

Mains water, gas, electric and mains drainage are connected to the property, there is also electric to the studio and workshop.

Local Authority: Cheltenham Borough Council
Council Tax Band: F - £3,099.17 pa. (2024/2025)
EPC Rating: EPC rating of D

VIEWINGS

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



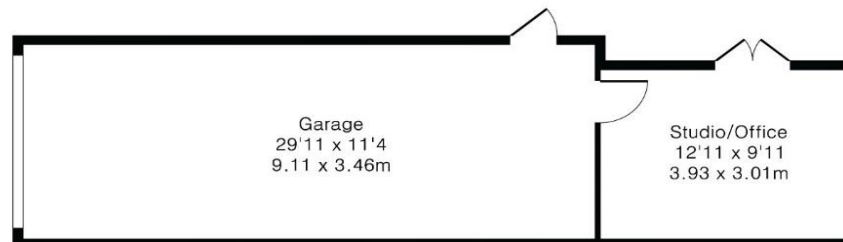
Approximate Gross Internal Area 2115 sq ft - 197 sq m

Lower Ground Floor Area 571 sq ft – 53 sq m

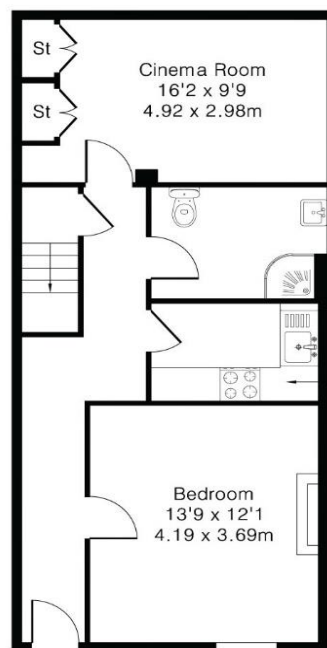
Ground Floor Area 531 sq ft – 49 sq m

First Floor Area 544 sq ft – 51 sq m

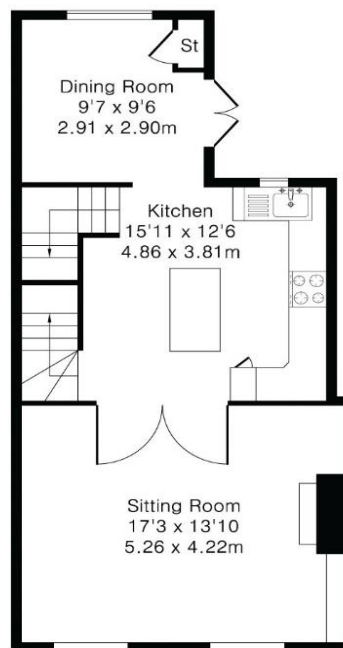
Garage Area 469 sq ft – 44 sq m



Garage



Lower Ground Floor



Ground Floor



First Floor