

FLAT 2, 106 EVESHAM ROAD,
CHELTENHAM, GLOUCESTERSHIRE, GL52 2AL



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A rare opportunity to acquire a sizeable raised ground floor apartment retaining a wealth of original period features requiring a general programme of updating with the benefit of gated parking for 6/8 vehicles at the front, garaging, a large shed, ideal for storage and a mainly walled generous garden.

106 Evesham Road is a substantial, detached Victorian villa set back from the road with a view over Pittville Park. The building is configured into five generously proportioned self-contained apartments with number 2 occupying the entirety of the raised ground floor and retaining the original access into the building. Internally the apartment offers a stunning reception hall with the original ceiling and tiled floor off which is an impressive dual aspect 31' drawing room again with the original ceiling complemented by floor to ceiling sash windows, one of which is a deep bay window, two original fireplaces and cast iron radiators. Adjoining the drawing room is a 16' kitchen/breakfast room fitted with a range of wall and base units with an integrated hob and Miele dishwasher, a large picture window flooding the room with light and there is also access to the garden. Additional accommodation comprises of two bedrooms, one of which is 22'7" with an en-suite shower room and the other has a beautiful view over the lawns of Pittville Park, there is also a family bathroom. Externally the property benefits from a large compartmentalised part walled garden, a wide terrace houses a raised fishpond with additional space for garden furniture and the remainder of the garden is planted with a variety of shrubs and trees including a large copper beech. The summerhouse provides useful storage and at the rear is a single garage accessed off West Drive and at the front is a large shed/store and gated off road parking for 6/8 vehicles. The property is also offered with no onward chain.





SITUATION

Set well back from the road in a glorious position enjoying a magical view over Pittville Park with its historic Grade I Listed Pump Rooms, boating lake and other recreational amenities is this impressive Victorian villa. The location is convenient for access to Prestbury Park Racecourse, home of the famous Gold Cup and national hunt racing as well as the High Street and Promenade both being within a fifteen minute walk. Locally there is a very good choice of day to day amenities including independent coffee shops, bars and public houses whilst a more extensive selection can be found in the town centre along with excellent schools including Cheltenham Ladies College.

GENERAL INFORMATION:

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

Local Authority: Cheltenham BC - 01242 262626.

Council Tax Band: (D) - £2,145.58pa. (2024/2025).

Managing Agent: Young & Gilling, Cheltenham

Tenure: Leasehold with a 25% share of the Freehold.

Maintenance charge: £300.00 pcm

Lease Information: 999 years from 1994

EPC Rating: TBC

Viewings: By appointment through Charles Lear & Co.



Approximate Gross Internal Area 2019 sq ft - 188 sq m

Ground Floor Area 1623 sq ft – 151 sq m

Garage Area 113 sq ft – 11 sq m

Outbuilding Area 283 sq ft – 26 sq m

