

THE ROWANS, 66

SHURDINGTON ROAD, CHELTENHAM, GL53 0JE



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A grand Victorian residence meticulously restored and modernised, effortlessly blending historic elegance with contemporary luxury. Currently arranged into multiple independent living spaces, this versatile property can easily revert to an impressive single family home if desired.

The Rowans is a distinguished Victorian residence dating from 1868, beautifully set within established, mature gardens extending to approximately 0.42 acres. Arranged over four floors and offering circa 6,000 sq ft of thoughtfully designed living space, the property effortlessly blends period charm with modern comfort. At the heart of the home is a bespoke oak kitchen featuring premium integrated Miele appliances and a Bora downdraft cooktop. A newly installed high-efficiency boiler and heating system, smart lighting, superfast Wi-Fi, CCTV, and discreetly installed in-ceiling speakers throughout the ground floor provide exceptional convenience and contemporary living. Carefully preserved original period features add considerable character, including impressive sandstone steps leading to a Victorian stone-arched porch, intricate mosaic tiled flooring, deep skirting boards, traditional sash windows, beautifully detailed architraves, dado and picture rails, and finely moulded plaster cornices and ceiling roses. Marble and wooden fireplace surrounds further enrich the principal reception rooms, complemented by the unique charm of a traditional dumb waiter. Externally, the generous yet manageable south east facing garden provides a secluded outdoor setting, boasting notable specimen trees including sequoia, Lebanese cedar, and copper beech. A new timber shed offers secure storage, whilst a substantial driveway provides off street parking for eight or more vehicles.





SITUATION

The Rowans is within a short walk of the vibrant Bath Road and its wonderful independent shops and cafes alongside supermarkets, public houses and restaurants. Noteworthy the property falls within the Leckhampton High School catchment and is also within proximity of excellent primary schools including Leckhampton C of E, Naunton Park and St James. Leckhampton is renowned for its community atmosphere and beautiful countryside, it is also well placed for access to the town and transport links including the M5 motorway at J's 11 & 11a.

GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected.

Cheltenham Borough Council Tax Bands:

Lower Ground Floor (C) – £1,930.73 pa. (2024/2025).

Ground & First Floor (D) – £2,172.07 pa. (2024/2025).

Second Floor (B) – £1,689.38 (2024/2025).

*To be reduced to Main House & 2 x Lower Ground Floor apartments.

Viewings are strictly by prior appointment through the joint-sole agents, Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area 6160 sq ft - 573 sq m

Lower Ground Floor Area 1558 sq ft – 145 sq m

Ground Floor Area 1606 sq ft – 149 sq m

First Floor Area 1602 sq ft – 149 sq m

Second Floor Area 1394 sq ft – 130 sq m

