

3 SYDENHAM VILLAS ROAD,
CHELTENHAM, GLOUCESTERSHIRE, GL52 6EG

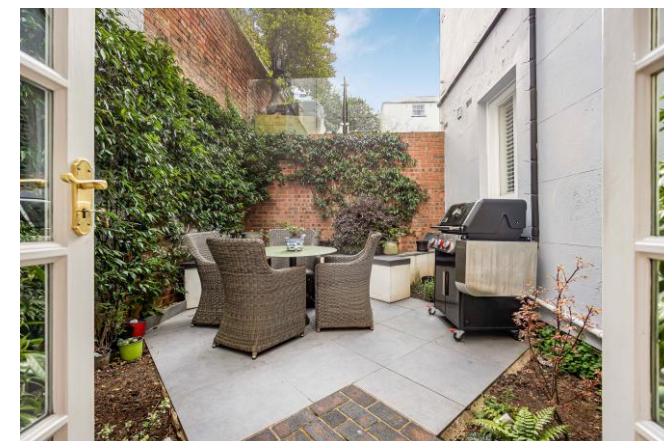


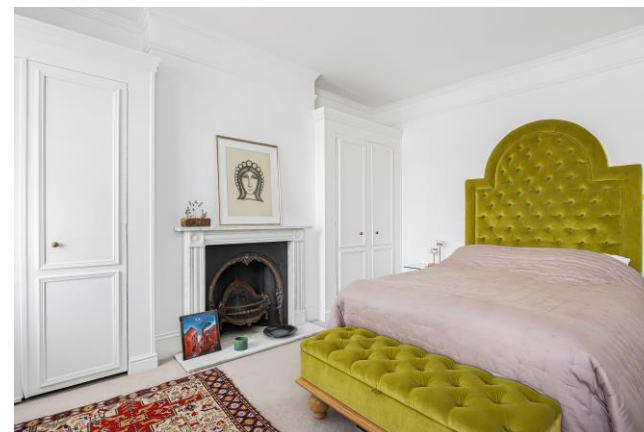
3 SYDENHAM VILLAS ROAD

This charming and beautifully proportioned period villa is the epitome of the Regency era. Listed Grade II and retaining a wealth of character features, this wonderfully light home is offered for sale in excellent condition throughout and has versatile accommodation approaching 3,000sq.ft.

DESCRIPTION

Set back from the road and bound by wrought iron railings, stone steps lead up to a recessed porch with an imposing front door and transom window maximizing the light in the entrance lobby where coats and shoes may be kept. The entrance hall is wide and particularly light from a window in the side elevation. The hall leads through to a magnificent double drawing room with two marble fireplaces, ornate cornicing and stunning sash windows. The raised ground floor also offers an additional reception room, that opens into the main garden, suitable for use as a home office or family room. Stairs lead down to the lower ground floor where an open plan kitchen/dining room may be found leading out into a charming courtyard. Also on this level is a bedroom suite, utility room and cloakroom. An external door also leads to a large useful store. The first floor plays host to two beautifully proportioned double bedrooms. One has the benefit of an en-suite shower room, whilst the other has use of a large bathroom with free standing bath and separate shower enclosure. Two mezzanine landings provide two further double bedrooms. One of which has an en-suite shower room whilst the other has a cloakroom adjacent. Outside and to the rear is a sunny low maintenance garden with a south easterly aspect.





SITUATION

Sydenham Villas Road is located less than half a mile from the town's vibrant centre which is readily accessible on foot, as are two lovely parks and the popular open air heated lido swimming pool. Cheltenham is on the edge of the Cotswolds; deemed an area of outstanding natural beauty the town hosts several festivals of culture including literature, jazz, science and food as well as several sporting events including the Cheltenham Cricket Festival and the Gold Cup which is the main event at Prestbury Park held every March. The location is also ideal for access to the A40 to London and also the M5 motorway network.

GENERAL INFORMATION

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

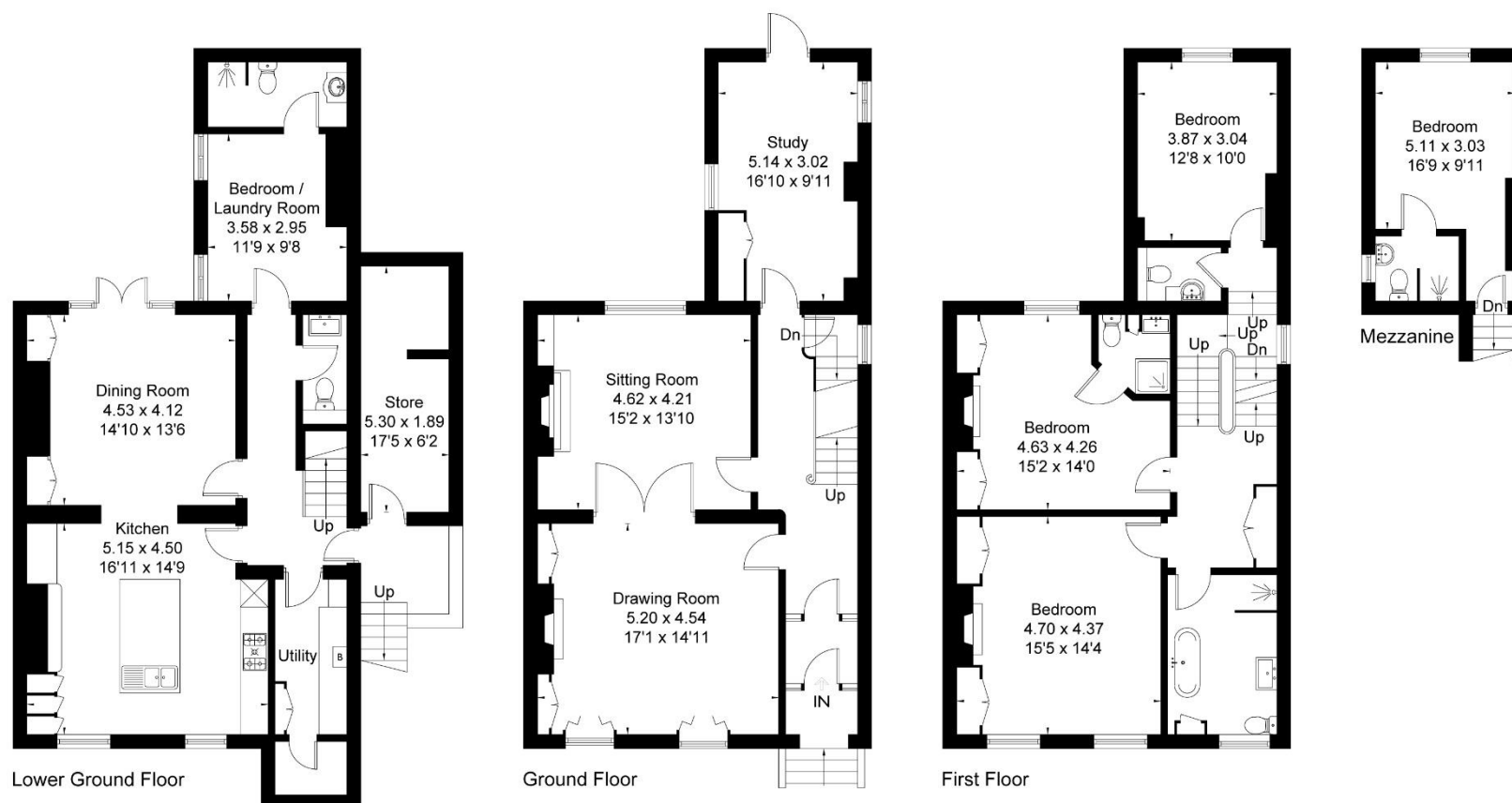
Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (F) - £3,244.98pa. (2025/2026).

VIEWINGS

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



Approximate Area = 249.1 sq m / 2681 sq ft
 Mezzanine Floor = 16.5 sq m / 178 sq ft
 Total = 265.6 sq m / 2859 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 308082