

MEAD LODGE, 35 CIRENCESTER ROAD,
CHARLTON KINGS, CHELTENHAM, GLOUCESTERSHIRE, GL53 8EX



MEAD LODGE, CIRENCESTER ROAD

Discreetly positioned behind private gates, with mature gardens of c.0.70 acres, this individual family home approaching 4,000sq.ft. offers a high degree of versatility including the ability to create ground floor ancillary accommodation. Excellent local amenities are a short walk away.

DESCRIPTION

Set back from the road in a particularly private setting behind a charming dry-stone wall, Mead Lodge is approached through a pillared entrance and offers a particularly large gravel driveway and garage. It is at this point it becomes apparent just how substantial this home is. The magnificent, double-height, glazed entrance provides maximum light into the reception hall which leads beautifully into the large formal sitting room, with a feature fireplace and dual aspect, including glazed double doors onto the raised terrace and gardens. Double doors from the reception hall lead into a formal dining room which also opens out into the gardens to the rear. The superb and extensive open-plan kitchen/living/dining area is a stunning family space occupying a lovely position at the rear of the house. It provides contemporary living, ideal for entertaining or for family life, overlooking the garden, with triple bifold doors providing access to the large, enclosed terrace, and a 'secret' door into the dining room. Additionally, the ground floor provides a home office/double bedroom, a family room, two further double bedrooms, bathroom, shower room, cloakroom, and a very large utility room/second kitchen. The first floor, approached via two staircases, has a further four double bedrooms and three bathrooms.





DESCRIPTION CONTINUED

The generous grounds surround the property; the gated driveway to the front and gardens to the rear, including a raised enclosed terrace, large lawn, heated swimming pool, pump house, vegetable plot, and extensive workshop with power, lighting, and adjacent water supply.

GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property. Two EV charging points are also available at Mead Lodge.

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band: (G) - £3,830.10pa. (2025/2026).

EPC Rating: D.

VIEWINGS

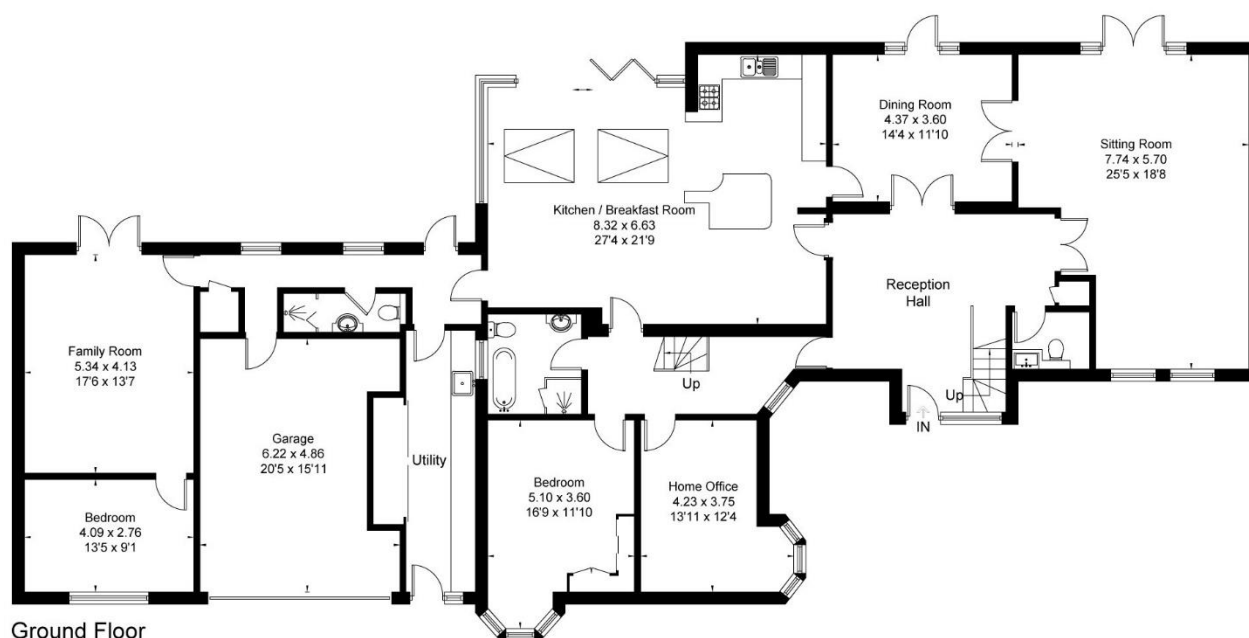
Viewings are strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

SITUATION

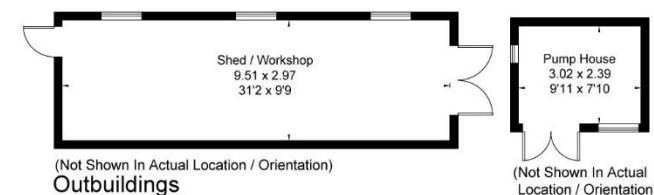
This charming and versatile home stands in a private gated setting in a sought-after area of Cheltenham.

The Regency town is just a short walk away through local parks, as are the excellent independent schools of Cheltenham College and St. Edwards, and the award-winning Balcarras school. The locality offers excellent amenities at Sixways, Charlton Kings Old Village, and Cheltenham; the Lilley Brook Golf Club and Hilton Hotel gym and spa are nearby too. The easy access to transport links, including - A40 to the Cotswolds, Oxford, and London, A435 to Cirencester, M5 motorway network, and Cheltenham's mainline train station, all make this property perfectly located for excellent lifestyle living.

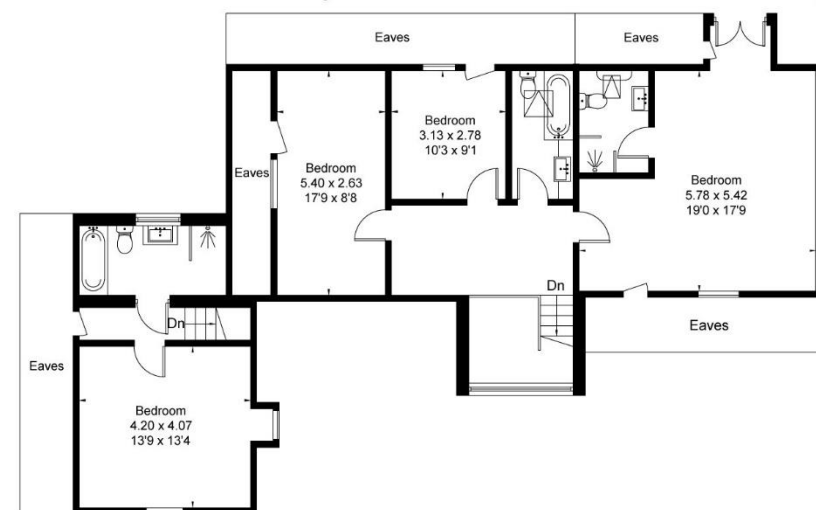
Approximate Area = 362.7 sq m / 3904 sq ft
 Garage = 27.7 sq m / 298 sq ft
 Outbuildings = 35.2 sq m / 379 sq ft
 Total = 425.6 sq m / 4581 sq ft
 (Including Eaves)



Ground Floor



Outbuildings



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 307869