

NORTHWOLD, WESTERN ROAD  
CHELTENHAM, GLOUCESTERSHIRE, GL50 3RJ

 Charles Lear



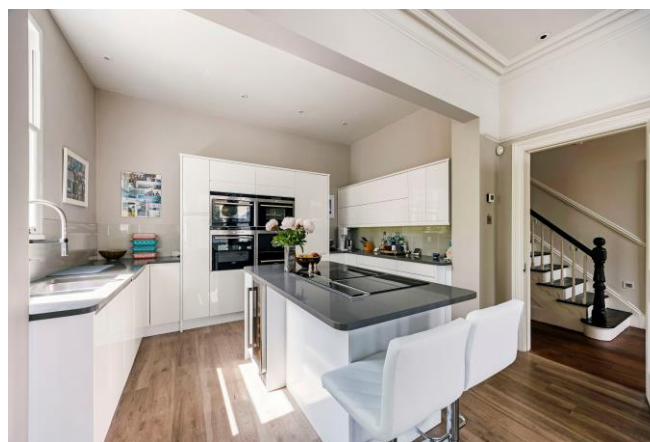


## NORTHWOLD, WESTERN ROAD

A charming semi-detached house set back from this sought after road within walking distance of the town centre. Offered for sale in good condition throughout, with a gated driveway and a detached garage for two cars, the house is approaching 3,000sq.ft. and has accommodation arranged over four floors.

### DESCRIPTION

Set back from the road with a gated and gravelled driveway providing off-road parking for a few vehicles, Northwold also has a detached garage with hydraulic lift offering space and security for two additional vehicles. A pathway and stone steps lead up to an enclosed porch with imposing front door which opens into a wide reception hall. The hallway has the impressive original staircase leading upstairs, whilst a door and separate staircase provide access to the lower ground floor. On the raised ground floor is a formal sitting room with stunning bay window, cove corning and a marble fireplace with log burning stove. To the rear of the house is a large open-plan living space with a contemporary kitchen, seating area and dining space which leads into the garden. The first floor plays host to three double bedrooms, two of which have en-suite shower rooms, together with a family bathroom off the landing. The second floor has two further bedrooms which share an additional bathroom. Much of the lower ground floor has previously been utilised as a self-contained apartment and the potential to do so again or as an annexe in the future remains. In addition to the versatile accommodation on this level, there is a generous store and utility room with lockable door. Outside and to the rear of the house is a very manageable garden with south easterly aspect offering an abundance of privacy together with pedestrian access.







### SITUATION

Northwold is located in Western Road, an established street comprising largely period properties - an idyllic location just a short walk to Christ Church, Waitrose supermarket, Cheltenham Spa railway station and the super range of shops, boutiques, restaurants and wine bars to be found in both Montpellier and The Promenade. The property is also easily accessible to all of the internationally recognised schools. Western Road also offers good access to the M5 and GCHQ. Cheltenham is well known for its festivals within the town during the calendar year, the most popular being literature, jazz and cricket.

### 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) - £3,244.98 pa. (2025/2026).

### VIEWINGS

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


## Northwold

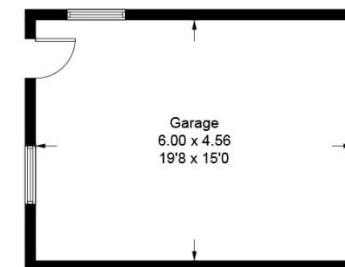
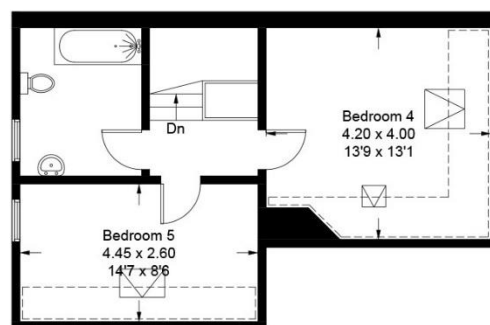
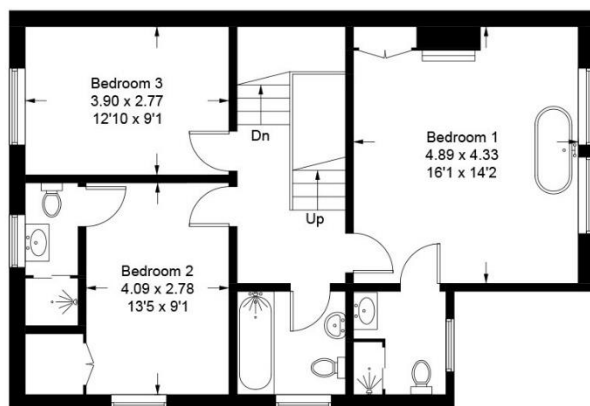
Approximate Gross Internal Area = 259.6 sq m / 2794 sq ft

Garage = 27.3 sq m / 294 sq ft

Total = 286.9 sq m / 3088 sq ft



 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

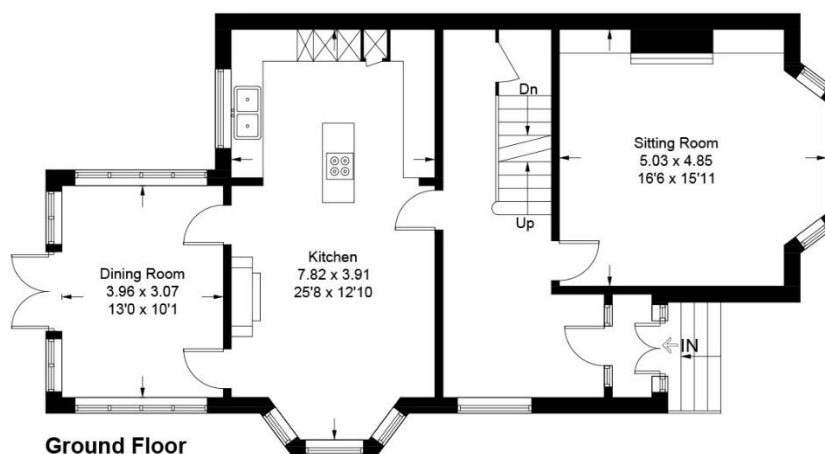
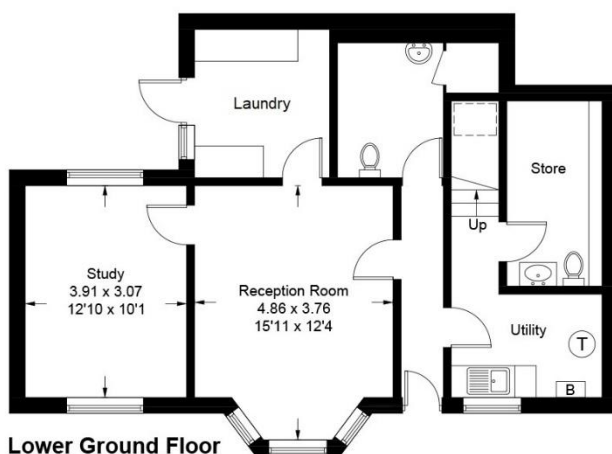


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1204413)

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