

46 BATH PARADE

ST. LUKE'S, CHELTENHAM, GLOUCESTERSHIRE, GL53 7HU



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A stunning and impeccably presented, red brick period home that has been beautifully renovated and is situated in the sought after district of St.Lukes. Internally the property benefits from accommodation laid out over three floors which includes a remarkable 25' open plan kitchen/living space, two additional reception rooms and four bedrooms whilst externally there is a private garden with a home office, off road parking and detached garaging.

- Spacious accommodation laid out over three floors and in excess of 2000 sqft with the addition of a useful detached home office in the garden
- Reception hall leading to a lovely sitting room with a box bay window, coved ceiling and a fireplace
- Versatile home office/family/snug room
- 25'7 kitchen/family/dining room fitted with shaker style units, a large central island, bi-fold doors to the garden, underfloor heating and spaces for a dining table and a sofa. In addition there is a WC/utility room
- Four bedrooms, one of which is on the lower floor & three bath/shower rooms including two en-suites
- Private landscaped rear garden abutting Sandford park, parking and a large garage which is noteworthy
- Located next to Sandford Park and the Lido and the fantastic amenities on the High Street, Promenade and in Montpellier

46 Bath Parade is a beautifully renovated and extended semi-detached period house, offering four well-proportioned bedrooms complemented by an exceptional family friendly open plan kitchen/family/dining room at the rear of the property. Immaculately presented throughout, this stunning home also benefits a detached home office, off road parking and a garage which is rare in this particular location.





SITUATION

Bath Parade is a predominantly residential road abutting Sandford Park and just a short walk from the town's High Street, Promenade and the fashionable Montpellier district which all offer an excellent choice of restaurants, cafes, bars, boutiques, theatres and cinemas. The property is well located for the town's main transport links with the A40 to the Cotswolds, Oxford & London being less than a minutes' drive away, the M5 motorway at J.11 is four miles away and Cheltenham Spa rail station is a ten minute drive of the property. Education is also very well catered for locally and there are some excellent sporting facilities around the town including tennis, padel & squash clubs.

GENERAL INFORMATION

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

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band: (E) - £2745.75pa. (2025/2026).

EPC Rating: D.

VIEWINGS

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



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Approximate Gross Internal Area = 192.1 sq m / 2075 sq ft
 Outbuildings = 36.7 sq m / 395 sq ft
 Total = 228.8 sq m / 2470 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1219362)

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