

**AUDLEY HOUSE,  
37B SYDENHAM VILLAS ROAD  
CHELTENHAM, GLOUCESTERSHIRE, GL52 6EE**









**A charming Victorian townhouse offered for sale in immaculate condition along this sought after tree lined road in the heart of Cheltenham. The house benefits from a sunny corner plot position and off-road parking for three cars.**

#### DESCRIPTION

This attractive Victorian townhouse, set in a generous corner plot, offers spacious accommodation across three floors and the rare benefit of off-road parking for three cars.

Steps lead up to a glazed entrance hall with space for coats and shoes and a utility cupboard. The hall leads into the family room where double doors open into the garden. The inner hall has the original staircase and opens into the formal sitting room, kitchen/dining room and cloakroom. The sitting room offers proportions typical of the era and includes a bay window. The modern shaker style kitchen is large enough to dine in and has a door leading into the garden.

The first floor offers two beautifully proportioned double bedroom suites, including a principal bedroom with walk-in wardrobe. The second floor has two further bedrooms and a family bathroom.

Outside and to the rear of the house is a driveway where three off-road parking spaces may be found. The wrap-around gardens enjoy the sunshine throughout the day, and a cellar provides a large amount of dry storage.

#### 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 heated lido swimming pool. Cheltenham is on the edge of the Cotswolds AONB and hosts several festivals of culture including literature, jazz, science and food in addition to many sporting events including the Cheltenham Cricket Festival and the Gold Cup at Prestbury Park. The location is also ideal for access to the A40 to Oxford & London.

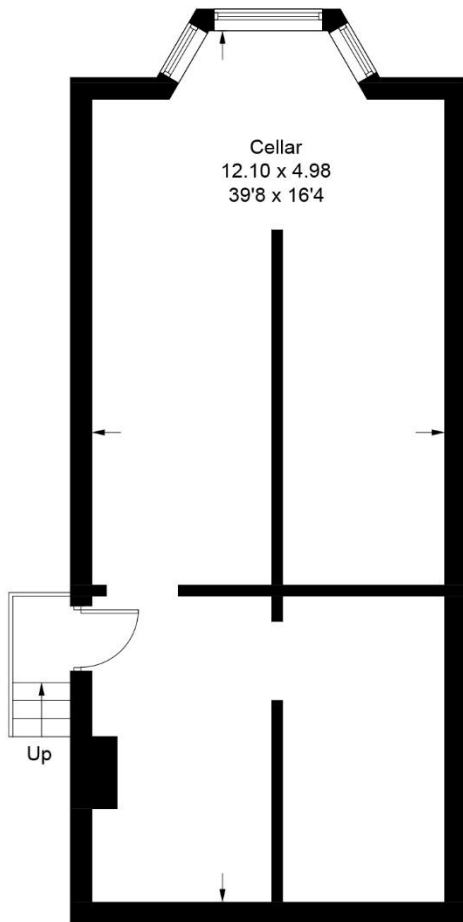




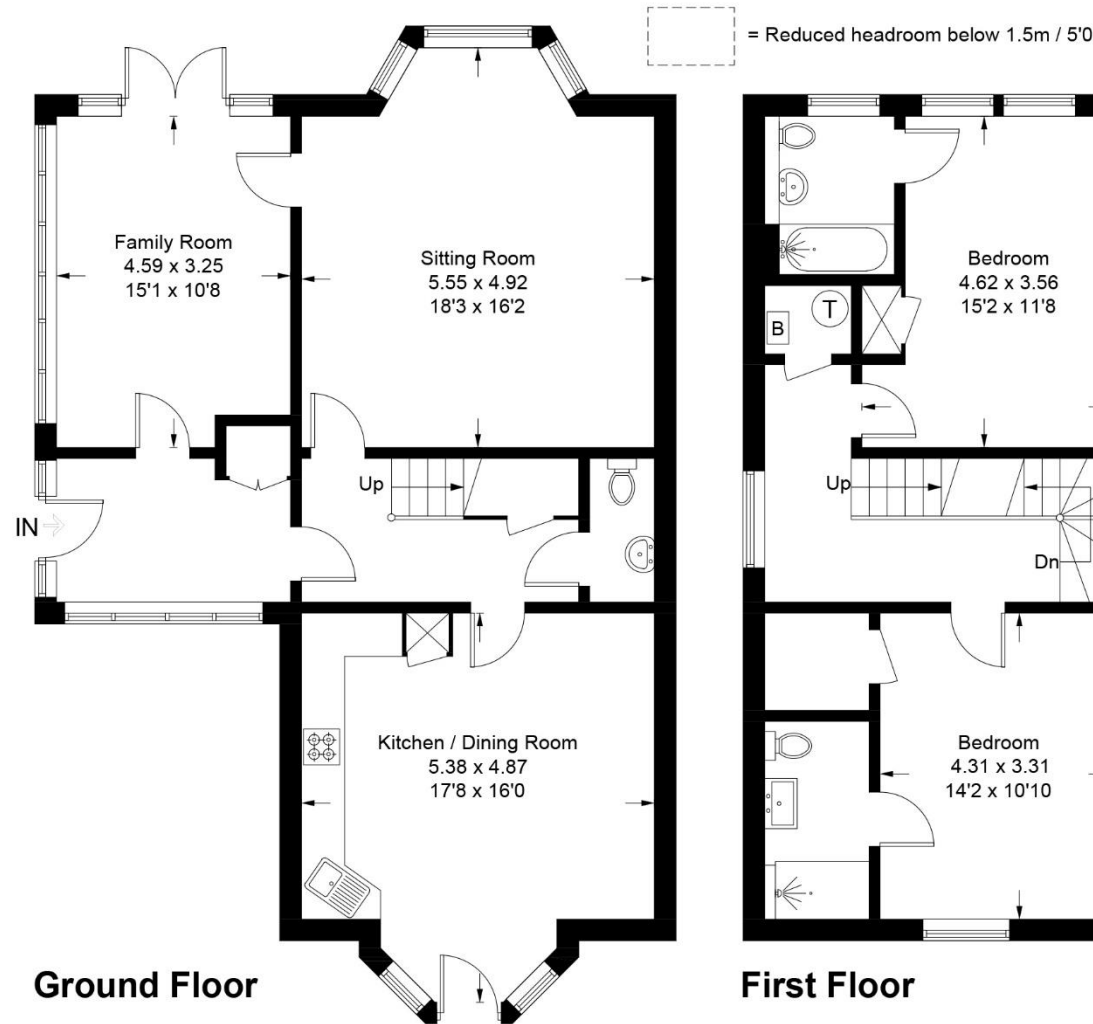




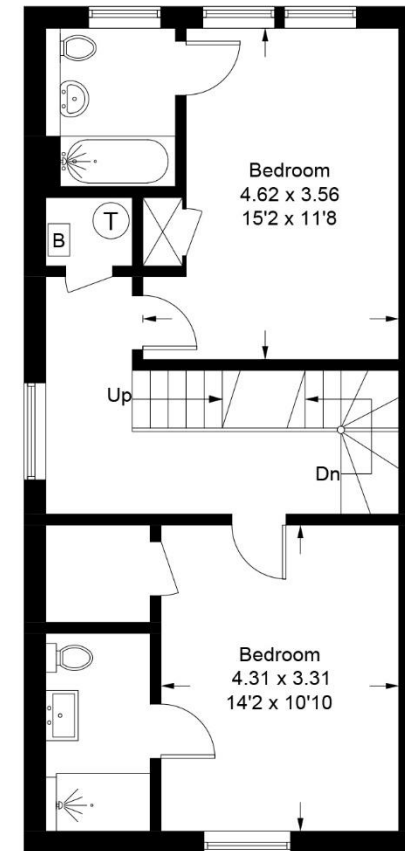
Approximate Gross Internal Area = 174.4 sq m / 1877 sq ft  
Cellar = 56.9 sq m / 612 sq ft  
Total = 231.3 sq m / 2489 sq ft



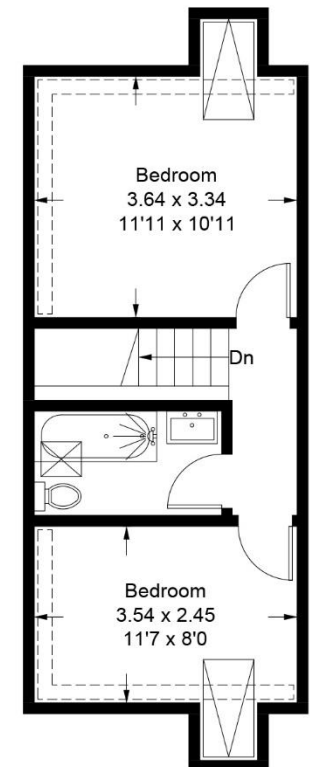
**Cellar**



**Ground Floor**



**First Floor**



**Second Floor**

Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1245769)



#### GENERAL INFORMATION

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

#### COUNCIL TAX

Cheltenham Borough Council – 01242 262626  
(E) - £2,745.75 (2025/2026)

#### GUIDE PRICE

£1,000,000

#### EPC RATING

TBC

The full EPC is available on request.

#### VIEWINGS

Strictly by prior appointment through  
Charles Lear & Co. on +44 (0)1242 222722.

#### Charles Lear & Co.

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