

STRETTON LODGE, WESTERN ROAD  
CHELTENHAM, GLOUCESTERSHIRE, GL50 3RN





## STRETTON LODGE, WESTERN ROAD

A magnificent semi-detached villa with accommodation arranged over four floors and measuring in excess of 5,000sq.ft. The property is offered in excellent condition with particularly versatile accommodation and enjoys plentiful off road parking and a wonderful walled town garden.

Set back from this sought after road in the heart of Cheltenham, Stretton Lodge has been upgraded by the present owners and it is offered in excellent condition throughout. Enjoying spacious and versatile accommodation which is arranged over four floors there is the obvious opportunity to create a self-contained lower ground floor apartment. Stone steps lead up to the imposing front door which gives access into a wide reception hall enjoying the original staircase. The original double drawing room remains and benefits from marble fireplaces, deep sash windows, ornate cornicing and ceiling roses whilst to the rear there is a contemporary twist which sees glazed doors open onto a terrace overlooking the gardens. There is a further reception room and home office on this floor. The lower ground floor is presently utilised as an apartment with a large kitchen/dining room leading to a sizeable sitting room with bi-folding doors into the garden. The apartment also has two generous double bedrooms and a bathroom. On the upper two floors there are various bedroom suites, some of which would benefit from being made into fewer larger suites suitable for modern day living. Outside and to the rear is a fine town garden, larger than many and backing onto the Honeybourne cycle path, bounded by a charming red brick wall. The front of the property is block paved and provides off road parking for half a dozen vehicles.







### SITUATION

Stretton Lodge is located in Western Road, an established boulevard 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.

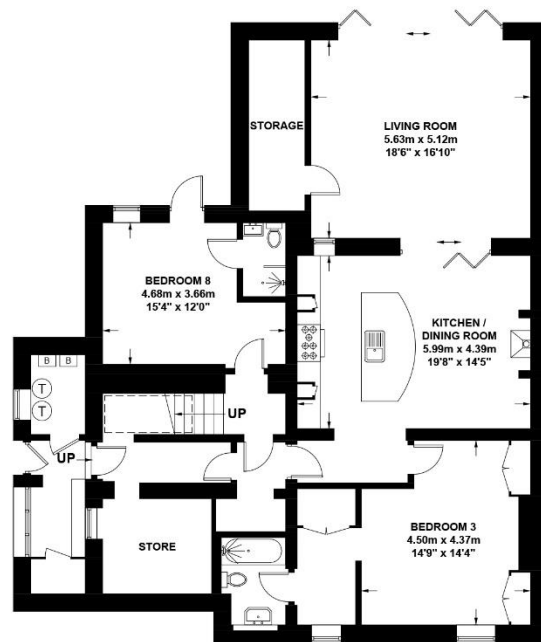
Council Tax Band (B) - £1,214.95 pa. (2020/2021).

### VIEWINGS

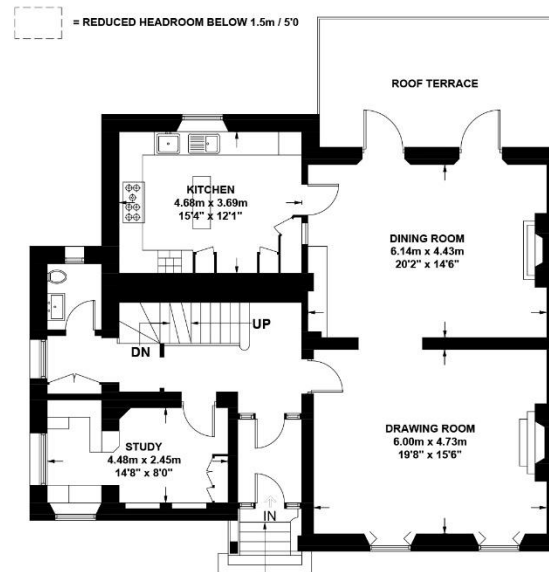
Viewings are strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



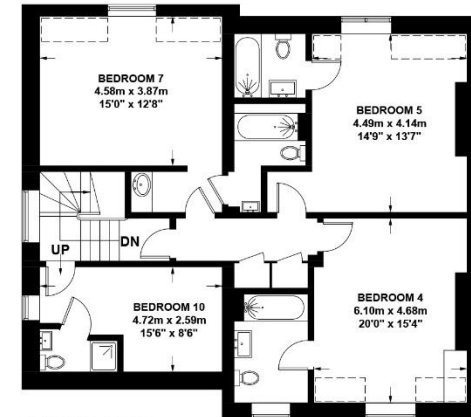
Approximate Gross Internal Area = 482.1 sq m / 5189 sq ft



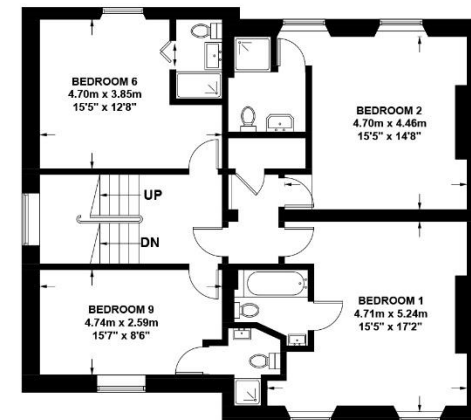
LOWER GROUND FLOOR



ENTRANCE FLOOR



SECOND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated.  
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,  
 please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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