

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

 Charles Lear



## MEAD LODGE, CIRENCESTER ROAD

A uniquely beautiful and versatile property, nearing 4,000sq. ft. Set in generous grounds of c.0.75 acres, Mead Lodge enjoys a private position, with excellent local amenities and schools all within walking distance.

### DESCRIPTION

Discreetly positioned behind private gates and a charming dry-stone wall, Mead Lodge is approached through a pillared entrance. Once on the driveway, it becomes apparent how substantial this residence is. The extensive gravelled driveway provides access to the large garage, and parking for numerous vehicles. The magnificent, double-height, glazed entrance provides maximum light into the reception hall. This spacious hall provides access into the large formal sitting room, with its feature fireplace, enjoys a dual aspect, including glazed double doors onto the raised terrace and gardens. Double doors from the reception hall lead into a formal dining room, with access to the terrace and the formal sitting room. The superb and extensive open-plan kitchen, living, and 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 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) - £3,656.27pa. (2024/2025).

EPC Rating: TBC.

#### VIEWINGS

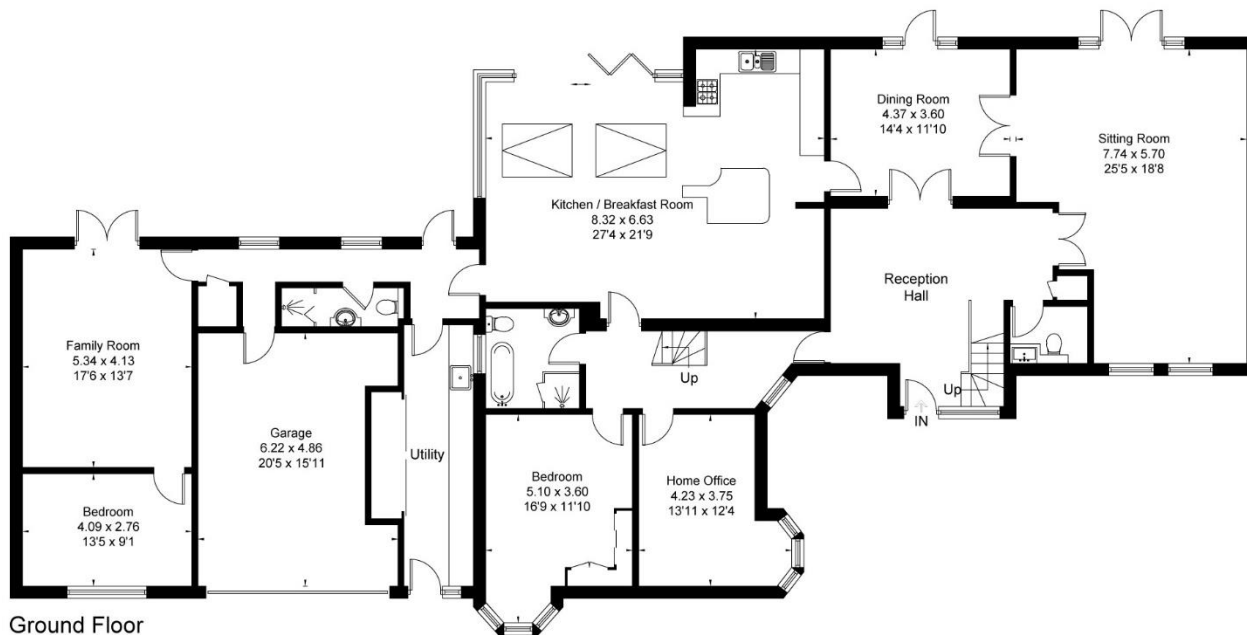
Viewings are strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

#### SITUATION

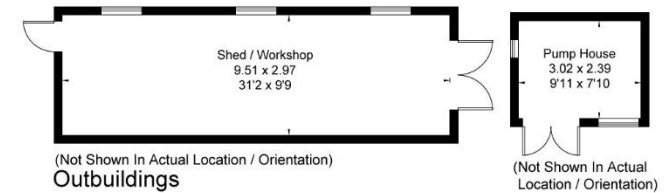
This charming and versatile home stands in a private gated setting in a sought-after area of Cheltenham.

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.

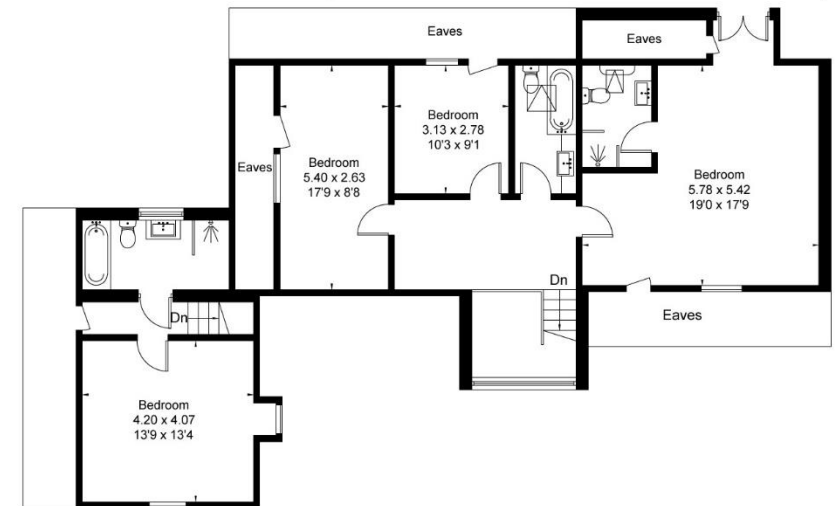
Approximate Area = 362.7 sq m / 3904 sq ft  
 Garage = 27.7 sq m / 298 sq ft  
 Outbuildings = 35.2 sq m / 379 sq ft  
 Total = 425.6 sq m / 4581 sq ft  
 (Including Eaves)



Ground Floor



(Not Shown In Actual Location / Orientation)  
 Outbuildings



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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