



21 All Saints Villas Road, Cheltenham, Gloucestershire GL52 2HB

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This handsome Victorian semi-detached family home sits on a peaceful road close to both central Cheltenham and Pittville Park. The property extends over three floors providing 3838 sq ft of bright family living space with the option of having a separate lower ground floor flat.





The front door opens into a closed porch with a decorative terracotta tiled floor and then a hallway with light oak flooring and a 10'4 tall ceiling. Stairs lead to the upper floors and a concealed staircase leads down to the lower ground floor. To the front is a delightful sitting room with a period fire place, ornate coving, a ceiling rose and a splay bay window. To the rear is a modern recently fitted kitchen with double doors leading to a raised sun room with pitched ceiling, Crittall style windows and double doors leading to the rear garden. In addition on this floor is an inner hall, a utility room, shower room, a dining/bedroom and a home office.

Stairs from the entrance hall lead up to a mezzanine landing off which is a spacious bathroom with a large walk in shower and a freestanding roll top bath, a cloakroom, a well-equipped dressing room and a bedroom. The principal bedroom is on the first floor and is currently used as an additional reception room with a bay window, tall ceiling and period features. There are two further bedrooms on this level. To the top mezzanine floor is a spacious shower room and a staircase leading up to a useful attic store room.

On the lower ground floor is a wide hall, a well fitted kitchen/breakfast room, a sitting room with double doors opening on to a paved covered terrace, and a bedroom with a bay window, an en suite shower room and a separate cloakroom. There is access to the front of the property by a side hall which also has a cellar.

The east facing walled garden (c.60'x35') is a delight, laid to lawn with a paved sitting out area and a very useful garden room / studio (c.18'7x10'6). In addition the garden provides access to the lower covered terrace, side access to the front of the property and steps up to the home office. The front garden provides off-street parking for several cars.

This fine property is offered in excellent condition throughout and has been beautifully renovated to a high standard. Whilst retaining attractive original features, it has modern fittings to the kitchens and bathrooms. Windows have been renovated with new double-glazed sashes. Central heating is via a combination of gas and electric fired systems.











General

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band G

EPC: Main house D (63/76) & Lower Ground Floor E (46/75)

Parking: Off-street parking for three cars in the front driveway.

Title Number: GR 407917

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Approximate Gross Internal Area 3838 sq ft / 356.6 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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