

164 Old Bath Road

Cheltenham, Gloucestershire



A fabulous family home in the leafy Old Bath Road with five bedrooms and a beautifully landscaped rear garden.



Summary of accommodation

Main House

Ground floor: Entrance hall | Kitchen/breakfast room | Living/dining room | Two reception rooms | Cloak room
Utility/boot room

First floor: Principle bedroom with an en suite shower room | Four further bedrooms | Family bathroom | WC

Outside: Garden | Double garage/garden store | Driveway





Situation

(Distances and times are approximate)

Set within a pleasant 20 minute walk of the town centre, Old Bath Road sits between Charlton Kings, Leckhampton and the town centre.



There is a wide range of independent shops and a mixture of entertainments from the famous festivals to the Everyman Theatre.



Cheltenham Ladies College, Cheltenham College, Dean Close and Pate's Grammar School.



Communications are excellent with access to the M5 (J11A) via the A417 also connecting to the A40/A419 to Oxford, Swindon and London.



There are direct train services to London Paddington from Swindon and Cheltenham Spa and to Bristol Parkway and Birmingham New Street from Cheltenham Spa.



International airports can be found in Birmingham (approx. 64 miles) and Bristol (approx. 52 miles) with London Heathrow approximately 92 miles away.





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Old Bath Road sits in a generous plot with a large garage, parking and five bedrooms. The property has generous and well-proportioned accommodation which has been extended onto a beautifully landscaped rear garden.

On entering the house the front door leads into a welcoming reception hall with cloak room and access to a utility room with side access. A door also leads into the kitchen breakfast room which flows into an open plan reception area and sitting room. Sliding doors on the rear of the kitchen extension open out onto the patio and the garden with lovely privacy and views of stunning mature planting and trees. The rest of the ground floor accommodation provides an additional sitting room with fireplace and doors onto the garden.

Upstairs there are five bedrooms in total, the principal bedroom features an en suite shower room whilst the remaining four bedrooms share a family bathroom and a separate W/C.





Outside

The driveway has parking ample for several cars with a generous garage which was added by the current owners in addition to the existing single garage of the original house. The rear gardens have been landscaped to a high standard with mature plants, shrubs and paving. There is a real sense of privacy in the garden assisted by hedging and trees to create a fantastic family outside space with BBQ area and tree house.

Property Information

Tenure: Freehold.

Services: All mains services.

Local Authority: Cheltenham Borough Council
01242 262626

Council Tax: Band G

EPC: E

Postcode: GL53 7DR

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
219.6 sq.m / 2,364 sq.ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank
123 Promenade
Cheltenham
GL50 1NW
knightfrank.co.uk

I would be delighted to tell you more

Harry Bethell
01242 246952
harry.bethell@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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