

174 Old Bath Road

Cheltenham, Gloucestershire



A beautifully appointed family home with a generous garden, parking and garage in central Cheltenham.



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Summary of accommodation

Main House

Ground floor: Entrance hall | Sitting room | Open plan kitchen/living/dining room | Family room/study
Gym/bedroom | Cloakroom | Utility/kitchen

First floor: Principle bedroom with ensuite shower room | Three further bedrooms | Family bathroom

Outside

Lower ground floor: Large garden | Detached garage | Ample parking



Situation

(Distances and times are approximate)

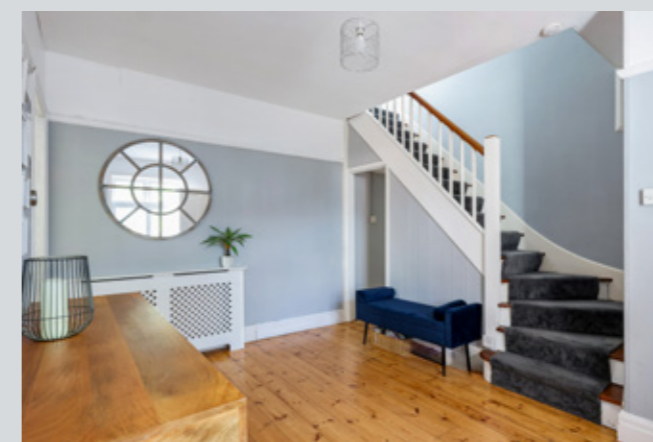
Set within a pleasant 20 minute walk of the town centre, Old Bath Road sits between Charlton Kings, Leckhampton and the town centre.



Surrounded by attractive housing stock, the location offers easy access to a number of beautiful parks, the town centre, excellent local schooling and quick links towards the centres of Oxford, Bristol and Swindon.



Old Bath Road runs from the foot of Leckhampton Hill all the way to the London Road which bisects the town centre. Cheltenham itself is renowned for having a popular range of shopping, restaurants and entertainment, boasting nationally acclaimed festivals and the home of National Hunt racing at Prestbury Park.



The Property

Old Bath Road is a superb family home with a flexible and well-proportioned layout over two floors. The house features a generous and welcoming reception hall which gives access to the main reception rooms to include a lovely sitting room with bay window and period fireplace. There is a recently upgraded kitchen/breakfast room with a modern layout, built in appliances, access to a generous dining room and bifold doors on to the garden.

To the far side of the house is a unique "wing" that could work well for ancillary accommodation or for a dependent relative as there is a utility room, sitting room and ground floor bedroom, currently used as a gym.

Upstairs, there are four bedrooms all of which are good sizes. The principal bedroom features a bay window, space for storage and an en suite shower room. The three remaining bedrooms share a family bathroom.



Outside

Outside the front features a driveway with parking for several cars and a detached garage. To the rear, there is a lovely garden landscaped with a large area of level lawn, mature hedging and planting with a patio terrace for dining.

Property Information

Tenure: Freehold.

Guide Price: £1,250,000

Local Authority: Cheltenham Borough Council
01242 262626

Council Tax: Band G

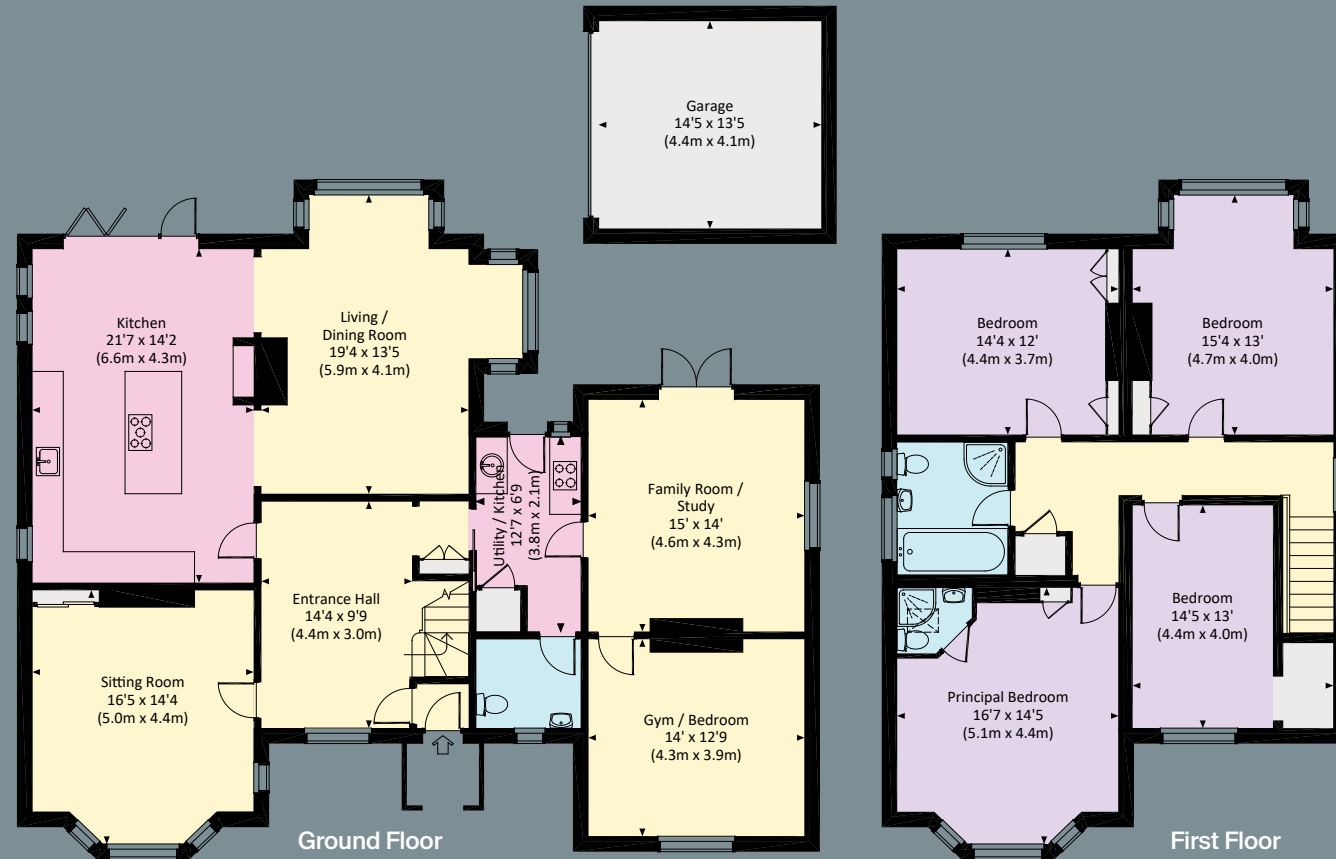
EPC: D

Postcode: GL53 7DR

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

Approximate Gross Internal Floor Area
Total Area: 255.3 sq.m / 2,748 sq.ft
(Including Garage)

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.



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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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Particulars dated September 2024. Photographs and videos dated September 2024.

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