






RODERIC HOUSE

23 Christchurch Road, Cheltenham, Gloucestershire, GL50 2NY



A HANDSOME FOUR-STOREY VICTORIAN VILLA
AND OUTBUILDING APPROACHING 11,000 SQUARE FEET
OF INTERNAL ACCOMMODATION. WITH SIGNIFICANT
SCOPE FOR REDEVELOPMENT SUBJECT TO PLANNING.

			EPC
15	10	5	C

Services: We understand the property has gas fired central heating system and that mains gas, electricity, water and drainage are all connected to the property.

Local Authority: Cheltenham Borough Council

Council Tax band: G

Tenure: Freehold

SITUATION

The property is located on the western side of Christchurch Road opposite the junction of Christchurch Road with Douro Road and adjacent to the Ladies College all weather hockey pitch which forms part of the Ladies College sports complex to the west. The property is located approximately 1 mile to the west of Cheltenham town centre and is within Cheltenham's Central Conservation Area and is subject to such regulations.

THE PROPERTY

Currently arranged as a school boarding house Roderic House comprises a detached four-storey building constructed of stucco rendered brick walls under a slate roof. The property is believed to date from the second half of the 19th century and is not Listed. There is also an outbuilding situated towards the rear of the site and off road parking.

The property has multiple potential uses, both residentially and commercially subject to the necessary consents. There is also a lift providing access to all floors.





ACCOMMODATION IN BRIEF

Ground Floor (front)

Entrance hall, sitting room with office and study, sun room, self-contained bedsit (ensuite and kitchenette), accessible WC and medical store.

Ground Floor (Rear Extension)

Hallway, five student bedrooms (one ensuite), two shower rooms.

Lower Ground Floor (Front)

Entrance hall, living room, two bedrooms, kitchen/hall.

Lower Ground Floor (Rear Extension)

Six bedrooms, two shower/WC facilities, open-plan common/dining room, plant room.

First Floor

Four bedrooms, three bath/shower rooms, TV/common room.

Second Floor

Three bedrooms, two shower rooms, separate WC, study/relaxation room.

All floors are served by a passenger lift.

Outbuilding (single storey)

Connected via covered walkway; includes main kitchen, office, food stores, laundry, and boot room.

Externally

Front garden, driveway, rear courtyard, and parking.

The property has an approximate internal floor area of 11,000 sq ft.









Roderic House, GL50 2NY

Approximate Gross Internal Area

Basement = 330.0 sq m / 3,584 sq ft

Ground Floor = 269.4 sq m / 2,900.2 sq ft

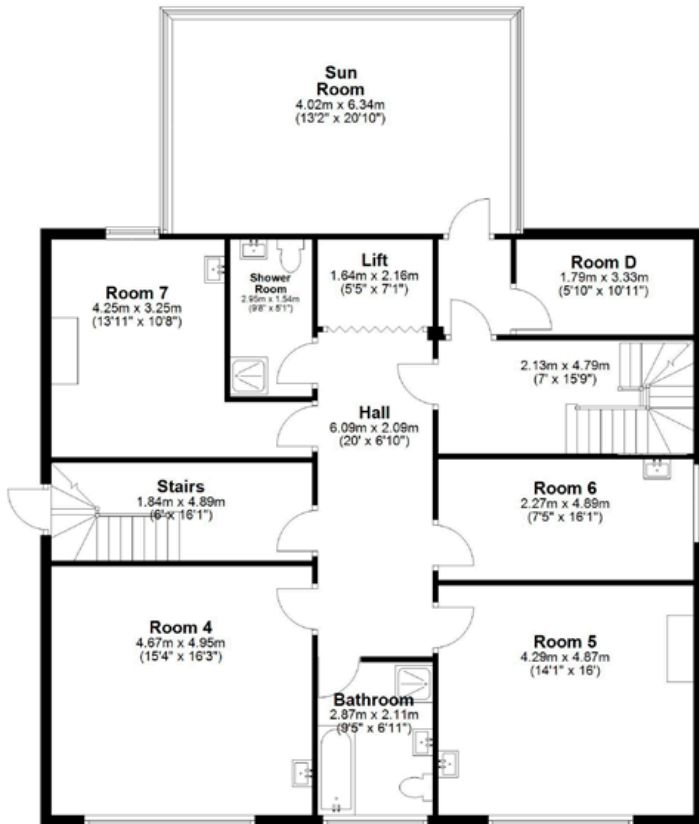
First Floor = 157.2 sq m / 1,691.9 sq ft

Second Floor = 130.8 sq m / 1,407.6 sq ft

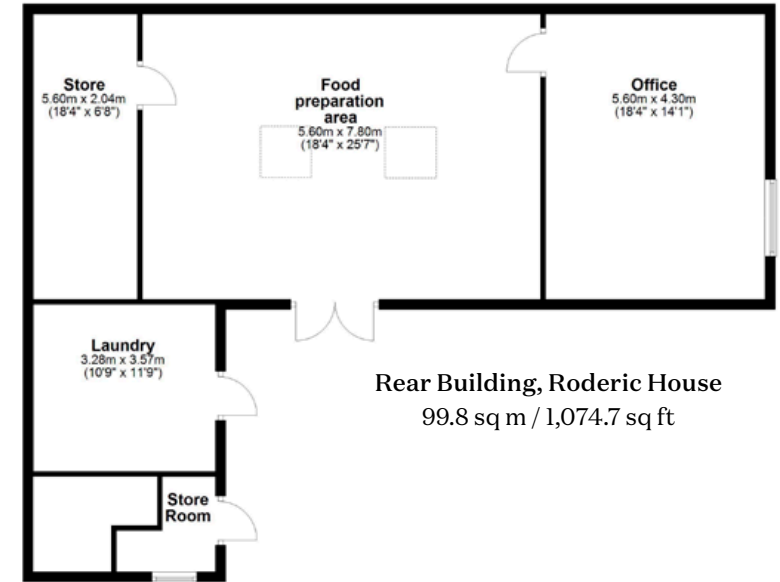
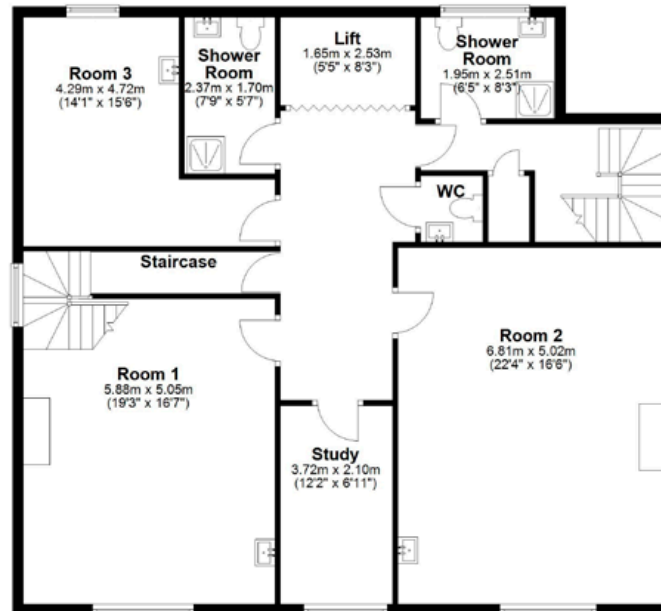
Rear Building = 99.8 sq m / 1,074.7 sq ft

Total = 1,012.2 sq m / 10,658.4 sq ft

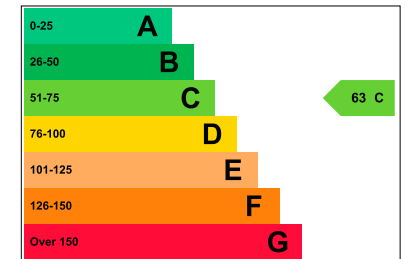
First Floor, Roderic House
157.2 sq m / 1,691.9 sq ft



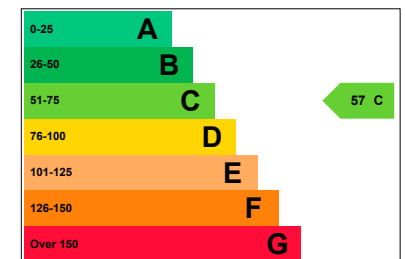
Second Floor, Roderic House
130.8 sq m / 1,407.6 sq ft



Rear Building, Roderic House
99.8 sq m / 1,074.7 sq ft



Roderic House
EPC Rating - C



Rear Building Roderic House
EPC Rating - C

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.



We would be delighted
to tell you more.

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