

DERWENT, 26
SYDENHAM ROAD NORTH

CHELtenham, GLOUCESTERSHIRE, GL52 6EA



Charles **Lear**



Set well back from the road behind a generous driveway for five cars with access to a large garage, this elegant Victorian semi-detached villa offers 3,293sq.ft. of versatile accommodation over four floors, including a highly flexible lower ground floor apartment with independent external access and internal access from the main house.

The property retains a wealth of attractive period features, including a cantilevered staircase with ornate spindles, sash windows, timber floorboards, marble and original fireplaces, picture rails, decorative ceiling mouldings and recessed alcoves, which combine particularly well with the more contemporary elements of the house.

The ground floor provides beautifully light and spacious living accommodation, with an impressive double drawing room opening through to the dining room. The modern kitchen/breakfast room has a comprehensive range of units and double doors opening directly onto the garden. A cloakroom and useful storage complete this level.

There are five bedrooms in the main house, arranged over the upper floors. The principal bedroom is particularly light, with two sash windows, a period fireplace and picture rails, together with a contemporary en-suite shower room which is also accessible from the landing. A further bedroom retains an original fireplace and enjoys views towards Leckhampton Hill, while the mezzanine level provides a family bathroom and separate cloakroom.

The lower ground floor offers excellent versatility, with two further bedrooms, a sitting room, kitchenette and shower room. With independent external access and internal access from the main house, this ready-made apartment could suit multi-generational living, guests, an au pair or those seeking additional independent accommodation.

Outside, the excellent sunny rear garden is mature, private and well stocked, with a central lawn, established borders and patio providing a pleasant setting for outdoor entertaining. Together with the substantial driveway and large garage, the outside space is unusually practical for a property of this type.





Derwent

Approximate Gross Internal Area = 305.9 sq m / 3293 sq ft
(Including Cellar Store)
Garage = 34.1 sq m / 367 sq ft
Total = 340.0 sq m / 3660 sq ft



Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1326744)



GENERAL INFORMATION

Mains water, gas and electricity and drainage are connected to the property.

EPC
TBC.

COUNCIL TAX

Cheltenham Borough Council – 01242 262626.
Band (G) - £3,926.91pa. (2026/2027).

TENURE
Freehold.

VIEWINGS

Strictly by prior appointment through
Charles Lear & Co. on 01242 222722.

Charles Lear & Co.

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