



Flat 4 St Kevern, 63 Christ Church Road, Lansdown, Cheltenham GL50 2PR

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Spacious three-bedroom garden flat set within an elegant detached period villa in central Cheltenham, close to Montpellier and the railway station. Featuring private gardens, a garage, and generous accommodation, this characterful home is ideal for buyers seeking space and convenience.





This spacious three-bedroom garden flat occupies the lower ground floor of an impressive detached period villa in a highly sought-after central Cheltenham location. Positioned within easy walking distance of Montpellier, the town centre, and Cheltenham Spa railway station, the property offers an excellent blend of period charm, private outdoor space, and everyday convenience.

The property is approached via its own private front garden, providing a rare sense of privacy and independent access. A storm porch leads into the entrance hall, which opens into a generous inner hall/breakfast room — a versatile central space ideal for informal dining or home working.

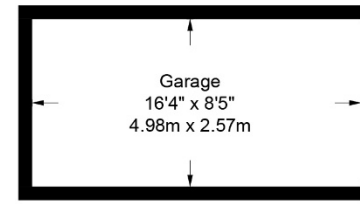
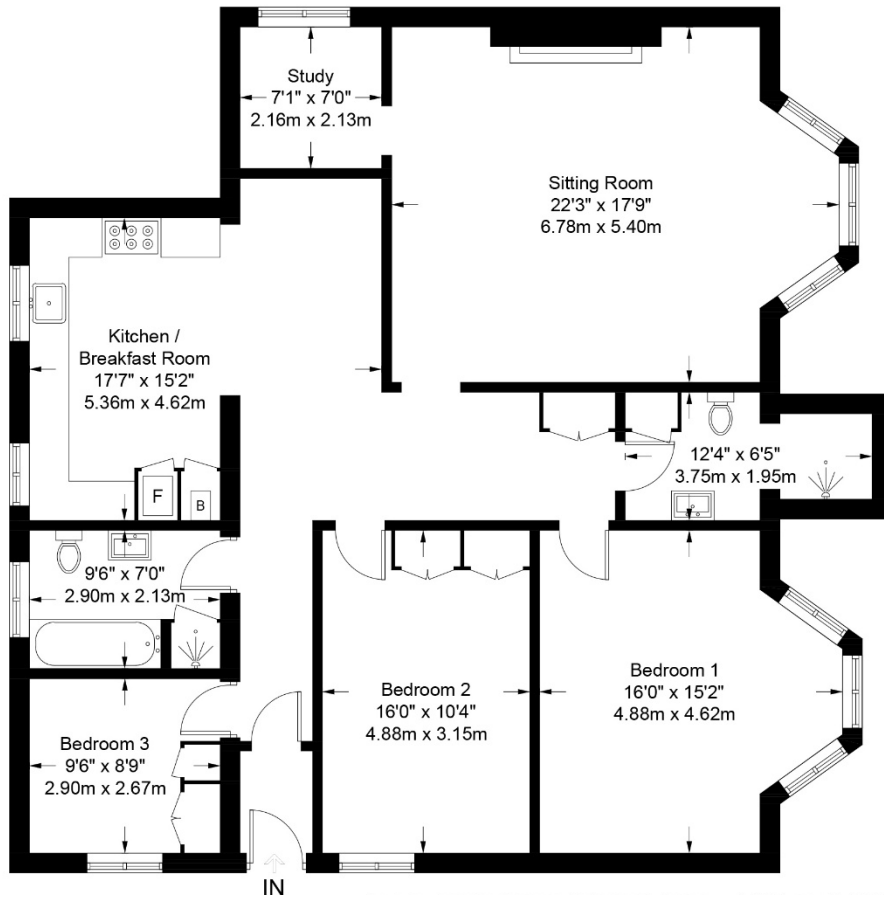
The sitting room is a standout feature, enjoying a deep splay bay window that floods the room with natural light, along with a period-style fireplace that enhances the character of the home. A useful study/store room is accessed directly from the sitting room, offering flexible additional space.

The kitchen is well-proportioned and fitted with handcrafted painted units complemented by oak block work surfaces, a deep white sink, and integrated appliances — ideal for modern living while retaining a classic aesthetic. The principal bedroom benefits from a splay bay window, while the two further bedrooms both feature fitted wardrobes, making the property well suited to families, downsizers, or buyers needing home office space. The bathroom is fitted with a period-style suite including a separate shower, and there is also an additional shower room with WC, basin, and large walk-in shower.

Externally, the private garden (approximately 55' x 17') is attractively paved and landscaped with raised beds, extending to the rear of the building (approximately 44' x 15'). The garden is enclosed by brick walling and wooden fencing, creating a secure and low-maintenance outdoor space ideal for entertaining.

Further benefits include a nearby garage, gas-fired central heating and permit parking.





(Not Shown In Actual Location / Orientation)



## Lease Details

Tenure: Leasehold with a share of the freehold  
 Lease: 999 years commencing 1st November 1985.  
 Service Charge: £2,400  
 Ground Rent: Not collected.  
 Managing Agents: Young and Gilling

## General

Services: All mains services are believed to be connected.  
 Local Authority: Cheltenham Borough Council  
 Council Tax: Band E  
 EPC: D (57/76)  
 Parking: There is a garage and on street permit parking.  
 PLEASE NOTE: There is no car parking on site other than in the garage.

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 Approximate Gross Internal Area 1484 sq ft / 137.9 sq m - Garage 151 sq ft / 14 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. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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