

NORMANHURST
67 CHRISTCHURCH ROAD

CHELTENHAM, GLOUCESTERSHIRE, GL50 2PS





A rare opportunity to acquire a truly exceptional Grade II Listed Gothic-style family home, offering 5,345sq.ft. of accommodation in 0.501 acres of private grounds on one of Cheltenham's most prestigious tree-lined avenues.

Combining dramatic period features with the potential to update and personalise, Normanhurst is perfectly suited to modern family life, with scope to update and personalise.

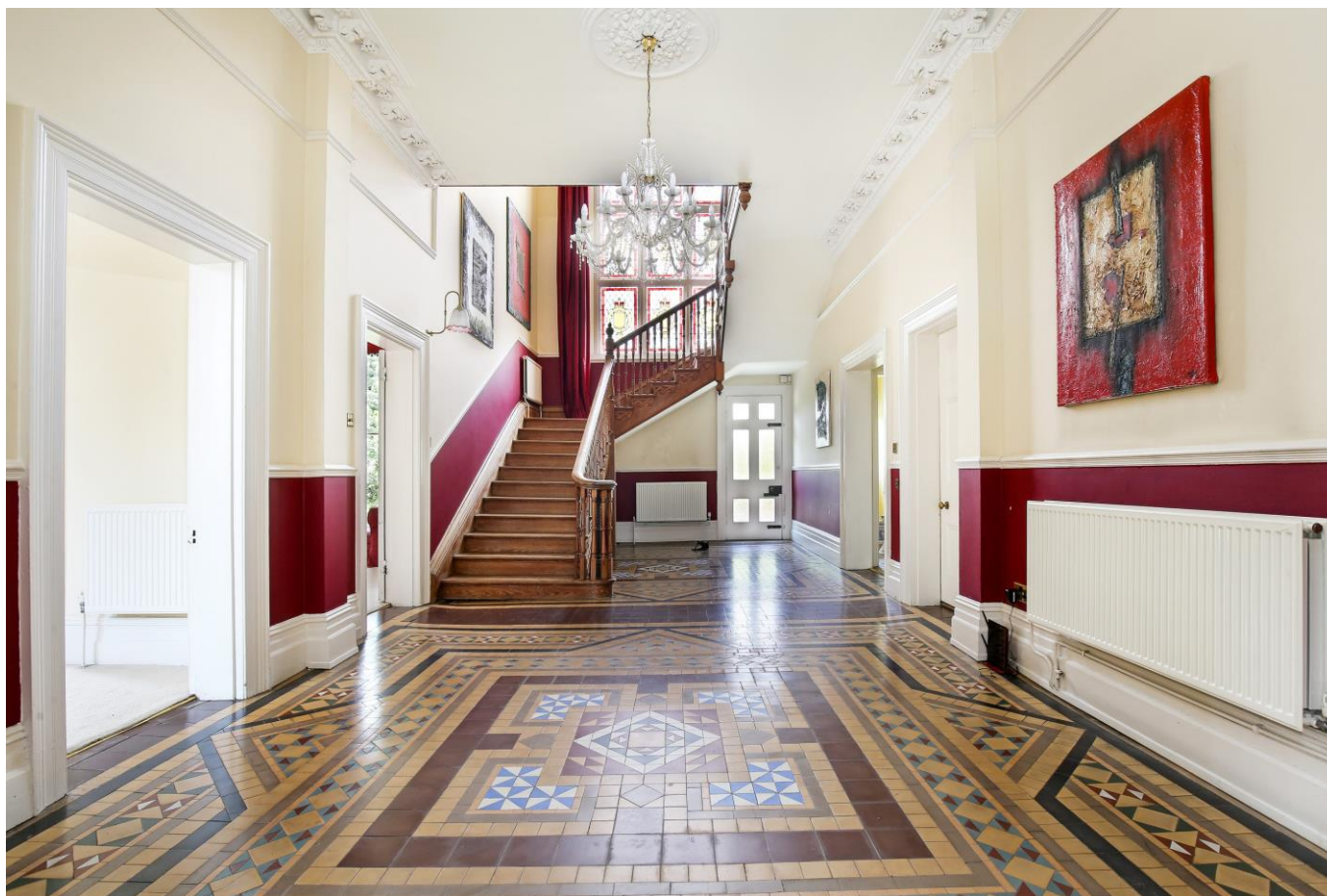
Set back behind a mature hedge, this substantial detached villa enjoys privacy while remaining within easy reach of the town centre. The handsome ashlar stone elevations with sash and bay windows create an elegant and memorable façade.

Internally, the rooms are generously proportioned, with high ceilings, abundant natural light, and a wealth of original features including marble fireplaces, intricate mosaic flooring in the reception hall, and a beautiful stained-glass window on the landing.

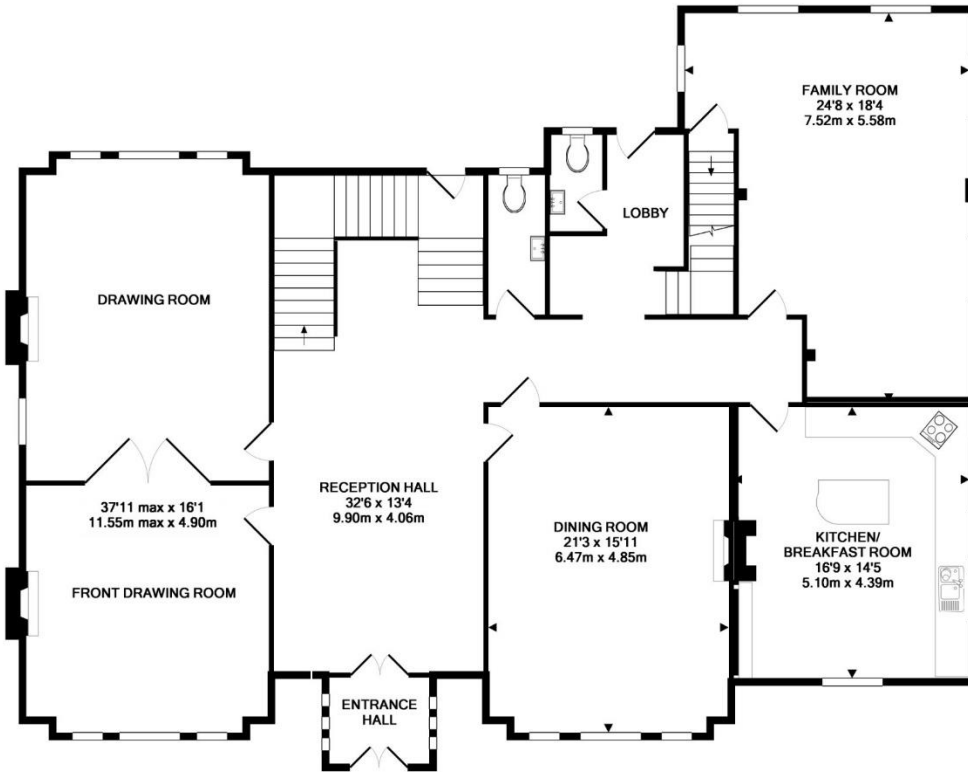
Montpellier and the Promenade are just a short stroll away, offering boutique's, shops, cafés, restaurants and wine bars, while Cheltenham's acclaimed festivals; literature, music, food, science, and the internationally renowned Cheltenham Gold Cup, enhance the town's vibrant cultural life.

Families will appreciate Normanhurst's exceptional educational access, with Cheltenham Ladies' College, Dean Close School, and The Airthrie School all within easy walking distance. The property is particularly convenient for Ladies' College students, and the College's sports centre, which is open to the public, provides additional recreational opportunities for members. This unrivalled proximity to some of the region's most highly regarded schools makes Normanhurst an ideal choice for families seeking both convenience and quality education.

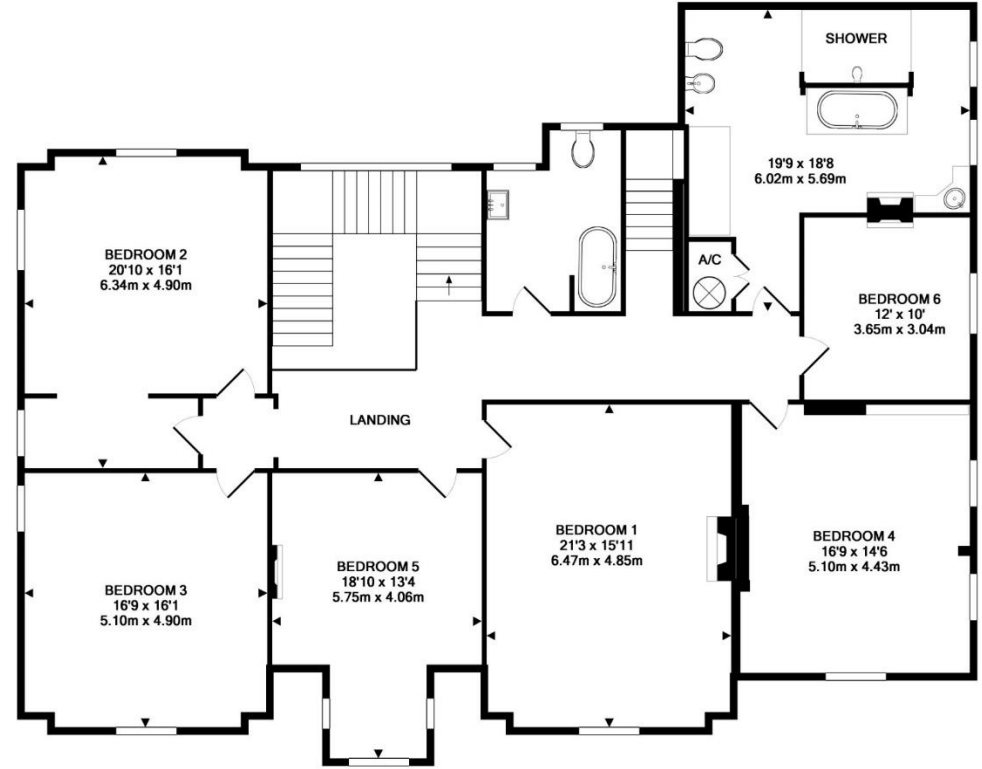
For commuters, Junction 11 of the M5 is within a short drive, providing seamless access to the wider motorway network, while Cheltenham railway station is less than a five-minute walk, making London reachable in around two hours.



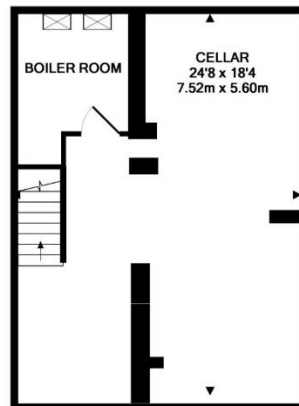




GROUND FLOOR
APPROX. FLOOR
AREA 2442 SQ.FT.
(226.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 2431 SQ.FT.
(225.9 SQ.M.)



BASEMENT LEVEL
APPROX. FLOOR
AREA 472 SQ.FT.
(43.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 5345 SQ.FT. (496.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



GENERAL INFORMATION

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

Planning & Listed Building consent has been permitted for an additional bathroom to be installed between Bedrooms 2 & 3. Cheltenham Borough Council Planning Ref: 20/02297/LBC.

EPC

Exempt – Grade II Listed.

COUNCIL TAX BAND

(G) - £3,926.91 (2026/2027).

TENURE

Freehold.

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

Charles Lear & Co.

103 Promenade | Cheltenham | Gloucestershire | GL50 1NW
+44 (0)1242 222722 | sales@charleslear.co.uk | charleslear.co.uk

