

# ALSTONE HOUSE, ARLE AVENUE

CHELtenham, GLOUCESTERSHIRE, GL51 8JR





A substantial Grade II listed detached family home offering accommodation in excess of 3500 sq ft including an attached double garage with an adjoining workshop standing in a large south facing garden with generous gated parking situated at the end of a no through road.

The property dates back to approximately 1693 and under the same tenure for 27 years during which time the property has been subject to various works including a new roof, heating system including the boiler & pressurised tank, solar thermal panels, replacement bespoke windows, created in keeping with the original character and heritage of the property along with the replacement of the kitchen and bathrooms.

Whilst many of the principal improvements have already been completed, the property would now benefit from a further sympathetic program of updating and modernisation, offering an opportunity for a purchaser to enhance and personalise this characterful home to their own taste.

The accommodation is laid out over three floors, the ground floor comprises of a reception hall off which is a snug/home office, dining room, double drawing room with a pretty bay window and a fireplace, a spacious 17' kitchen/breakfast room with a side hall with a pantry/utility area and a pedestrian door to the garden. Also off the kitchen is a rear hall, with a WC, which then leads to the garaging and adjoining workshop.

The upper two floors comprise of eight double bedrooms, a cloakroom, bathroom and separate shower room along with useful storage.

Externally the property stands in a sizeable, gated, part walled plot, the rear faces south, is private and predominantly laid to lawn interspersed with a variety of fruit trees, shrubs and plants.

Alstone House is conveniently located on the west side of the town, ideal for access to Cheltenham Spa railway station, the A40 & Junctions 10 & 11 of the M5 motorway providing links to Birmingham, Bristol & London. A wide range of local amenities, retail parks, leisure facilities and supermarkets are nearby, while the Montpellier district and town centre are within easy reach. The area is also well served by a selection of highly regarded schools in both the state and independent sectors, including Pate's Grammar School, Cheltenham Ladies' College and Dean Close School.





# Alstone House

Approximate Gross Internal Area = 334.4 sq m / 3599 sq ft  
(Including Garage / Workshop)

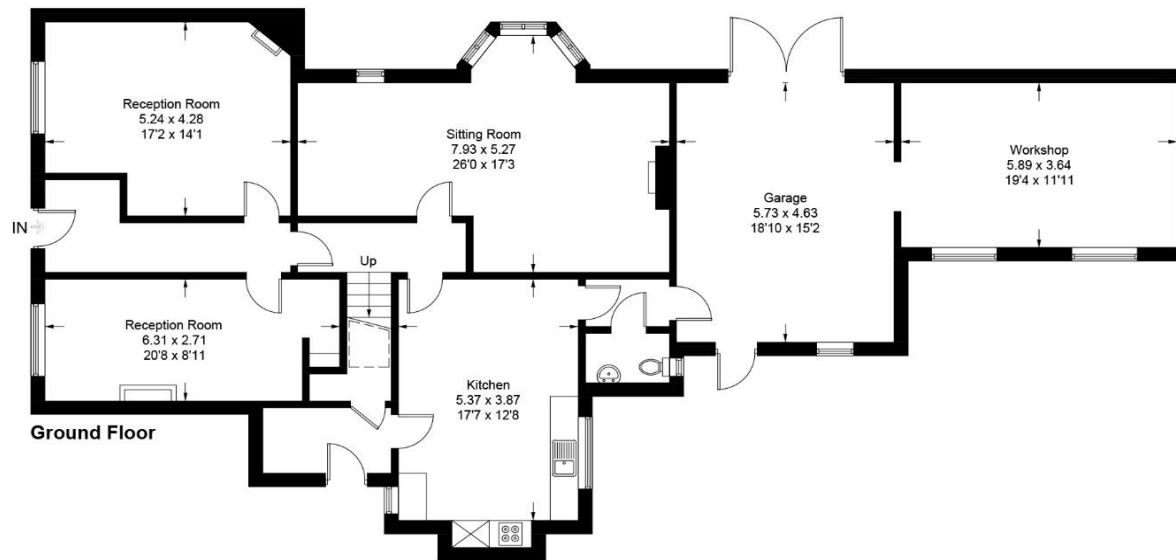
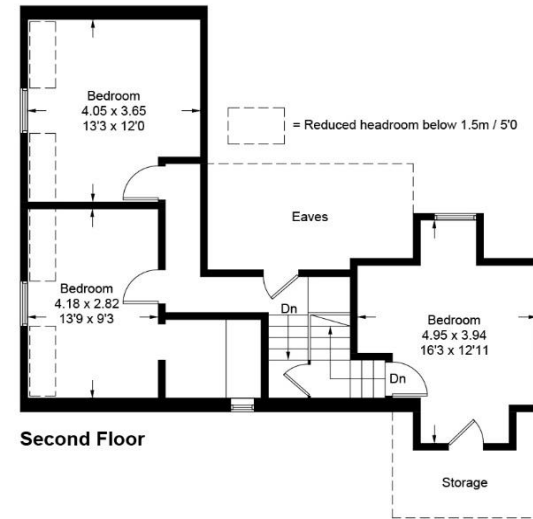


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1301199)



#### **GENERAL INFORMATION**

Mains water, electricity, gas and drainage are connected to the property.  
The property is Grade II listed

#### **COUNCIL TAX**

Cheltenham Borough Council 01242 262626  
Tax Band (E) - £2,745.75 pa (Approx). 2025/2026.

#### **EPC RATING**

Awaited

#### **GUIDE PRICE**

£650,000

#### **VIEWINGS**

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

#### **Charles Lear & Co.**

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