

# 2 HARP HILL VILLAS

CHELTENHAM, GLOUCESTERSHIRE, GL52 6PX





Dating from 1902 and retaining a wealth of character this impressive Edwardian villa offers extensive and versatile accommodation laid out over four floors with the benefit of off road parking for up to four cars and a generous well stocked garden with a deep terrace for dining in the warmer months, lawn interspersed with flower and plant beds and raised vegetable beds created by the present owner.

Entering the property there is a beautifully light and airy reception hall with the original staircase and stained glass windows, off the hall are two sizeable reception rooms, the principle oozes with character with an intricate plaster work ceiling, triple sash windows, original fireplace and an exposed wood floor. Also on this floor there is a useful boot/utility room and a contemporary shower room.

The lower floor level is ideal for day to day family living with a spacious 18' contemporary kitchen/breakfast room with an adjoining 18' family room with a wood burning stove and doors to the garden which in turn leads to a practical home office/snug with built in storage.

Laid out over the upper two floors of the property are four double bedrooms and a superb modern shower room, two of the bedrooms retain the original fireplaces creating a focal point in the rooms and also have built in wardrobes. The top floor bedroom benefits from stunning views to both Cleve & Cotswold hills.

During the present owners tenure the property has been the subject of significant works including the replacement of twelve windows and the two top floor Velux windows, restoration and repainting of the exterior including the windows and sills, replacement of the gutters with extra wide guttering, refurbishment of the utility room and both shower rooms, installation of a new induction hob and self-cleaning oven, decorated throughout, bespoke built in store/pantry and bespoke fitted cupboards as well as built in wardrobes by local and highly respected craftsmen Jamie Williams Design Ltd.

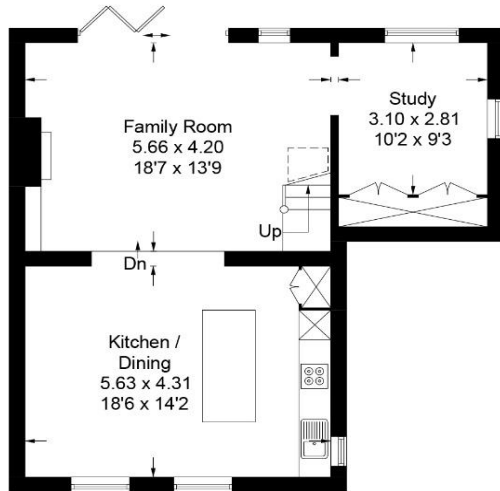
Externally there is a superb garden, planted with a variety of specimen trees, shrubs and flowers, compartmentalised creating points of interest, the more formal lawn sweeps to a practical area for growing vegetables and herbs, in addition there are two sheds and seating areas to enjoy the sun.



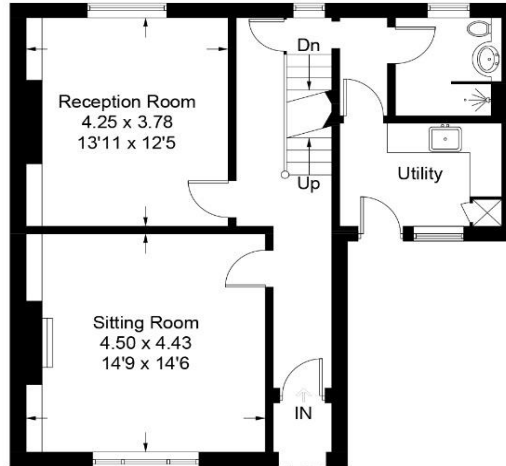


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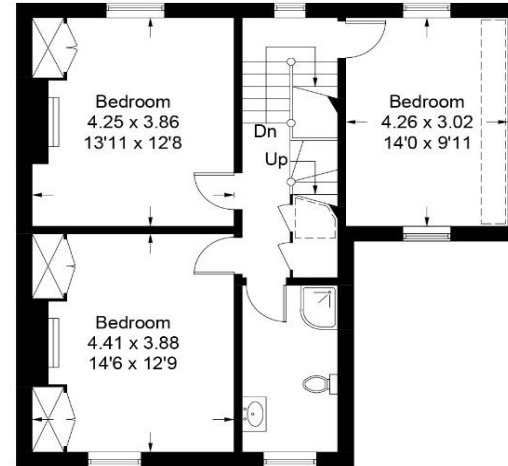
Approximate Gross Internal Area = 217.5 sq m / 2341 sq ft




**Lower Ground Floor**



**Ground Floor**



**First Floor**

 = Reduced headroom below 1.5m / 5'0



**Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1286978)



#### **GENERAL INFORMATION**

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

#### **COUNCIL TAX**

Tax Band (F) - £3,319.43 p.a. 2025/2026.

#### **EPC RATING**

E – EXPIRED (In Hand)

#### **PRICE**

£885,000

#### **VIEWINGS**

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

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

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