

BROOKLANDS, 73 HATHERLEY ROAD,

CHELtenham, GLOUCESTERSHIRE, GL51 6EG





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An exceptional example of a detached Edwardian villa, Brooklands is set within beautifully manicured gardens and grounds approaching half an acre. The property offers nearly 4,000sq.ft. of light-filled, spacious accommodation arranged over three impressive floors.

SCHEDULE OF ACCOMMODATION

GROUND FLOOR:

Vestibule | Reception Hall | Kitchen/Breakfast Room | Dining Room | Drawing Room | Sitting Room | Garden Room | Cloakroom | Utility Room | Pantry

FIRST FLOOR:

Principal Bedroom with Dressing Area & En-Suite Bathroom | Two Large Double Bedrooms with Jack & Jill Shower Room | Home Office

SECOND FLOOR:

Guest Suite with Dressing Area & En-Suite Shower Room | Double Bedroom | Shower Room | Large Accessible Storage Room

OUTSIDE

Professionally Designed Gardens & Grounds in all about 0.477 acres | Detached Garage | Garden Shed

DESCRIPTION

Set back from the road, Brooklands is approached via a gravelled carriage driveway with garage and is an imposing five-bedroom, four bathroom detached villa dating from the early 1900's. Having been thoughtfully and comprehensively renovated and extended during the present owner's tenure, the property is now offered for sale in immaculate condition throughout. The house showcases a wealth





DESCRIPTION CONT.

of character including the original staircase and fireplaces, double glazed sash windows, cove cornicing and tall skirting boards, all beautifully complemented by refined contemporary additions such as a bespoke Tom Howley kitchen and fitted furniture throughout including a Smallbone fitted principal bedroom and bathroom. The accommodation is exceptionally well balanced, offering a variety of elegant reception rooms including a garden room overlooking the patio, formal garden, down through a wild garden, and on to Dean Close School. Additionally, storage is available in the garage and large garden shed.

SITUATION

Brooklands occupies a desirable position along Hatherley Road, within comfortable walking distance of a wide range of amenities. Of note are Dean Close School, Cheltenham Spa Railway Station, and the cafés, bars, boutiques, and restaurants of Montpellier, all accessible on foot in approx. 15 minutes. Bournside and Bettridge Schools are both within a short walk, as well as Hatherley Park, with its wildlife pond, walking trails, benches, playgrounds, and football pitch. Excellent transport links are readily available, with swift access to the A40, M5, and GCHQ, further enhancing the appeal of this sought-after location.

GENERAL INFORMATION

Services:

Mains water, electricity, gas and drainage are connected to the property. Solar panels are also located on the roof with a dedicated battery.

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band: (G) - £3,744.20pa. (2025/26).

VIEWINGS

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

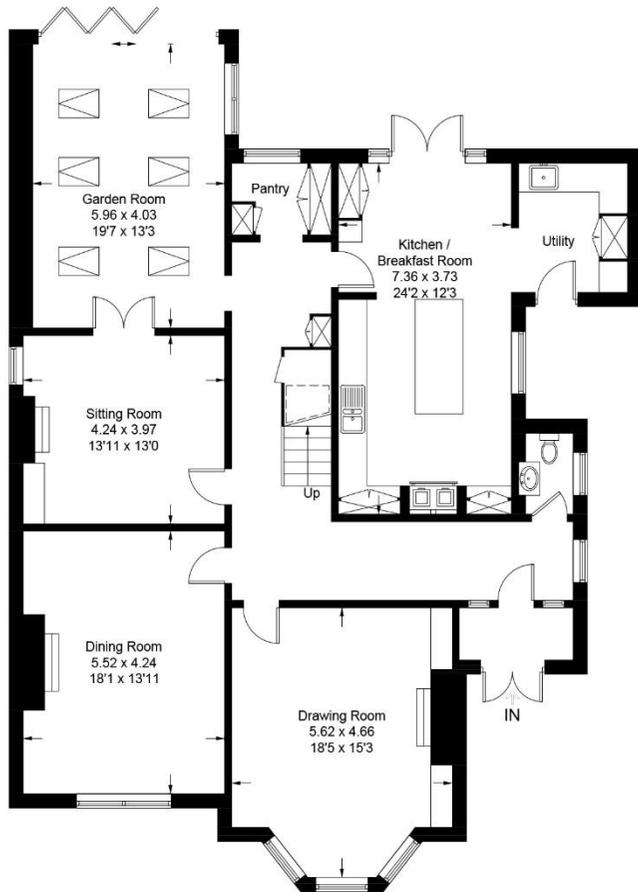


Hatherley Road

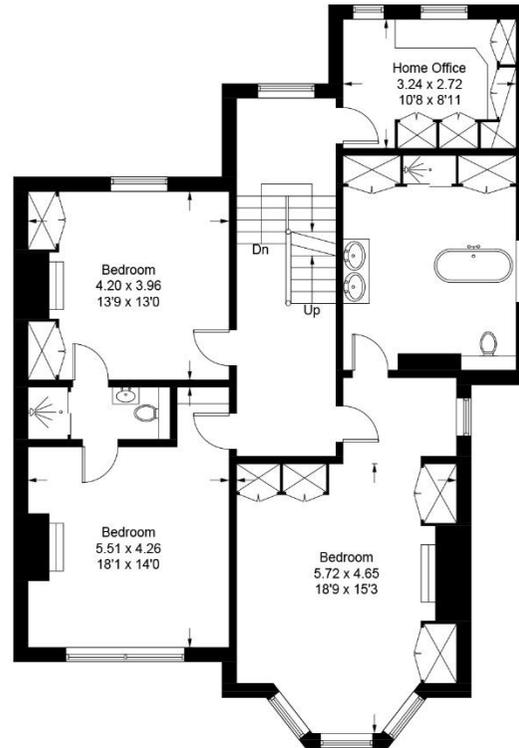
Approximate Gross Internal Area = 362.7 sq m / 3904 sq ft

Garage = 22.3 sq m / 240 sq ft

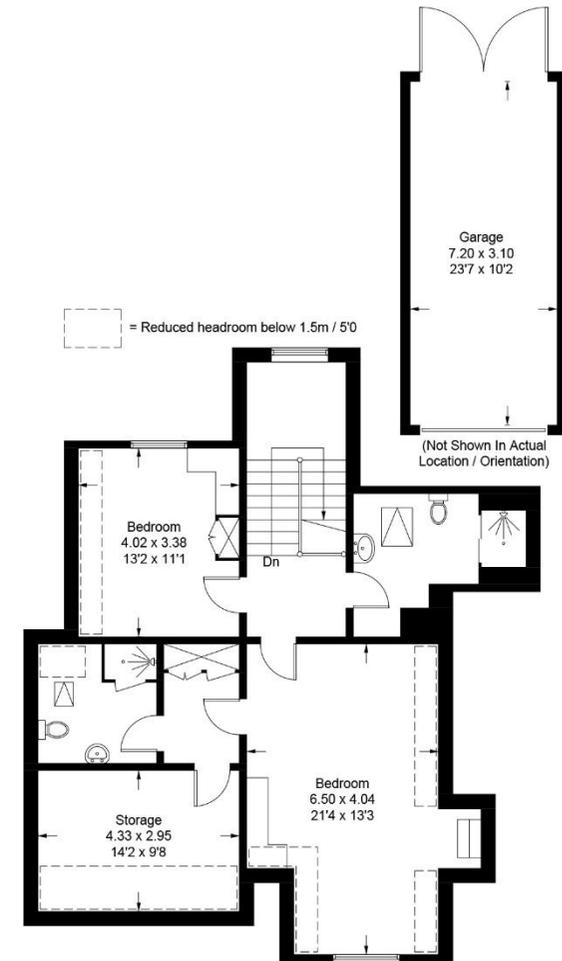
Total = 385.0 sq m / 4144 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1273763)