

6 CHRISTCHURCH ROAD

CHELTENHAM, GLOUCESTERSHIRE, GL50 2PB

 Charles Lear



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A unique detached home of remarkable proportions dating from the early 1960's. This spacious property was purchased around the turn of the century and was subsequently the subject of an extensive programme of enlargement and upgrading to include an impressive conservatory at the rear.

- Individual detached property providing ideal family accommodation located close to Cheltenham Ladies' College, Dean Close and Airthrie School.
- Impressively proportioned rooms with special touches such as stripped oak doors, flooring and skirting boards.
- Glazed entrance porch leading to a spacious and beautifully light reception hall which is open to the study/dining room.
- Bright and sizeable sitting room with pretty open fireplace and glazed doors to the conservatory.
- Breakfast room, leading to the kitchen which has the benefit of a utility room with door to a single garage.
- Three double bedrooms, two bath/shower rooms including the master suite.
- Off road parking for several vehicles and a beautifully private walled south/east facing garden.

DESCRIPTION

Number 6 stands on what is one of Cheltenham's most highly regarded roads, within walking distance of the vibrant Montpellier district and also Cheltenham Spa Railway Station. The property benefits from wonderfully light and spacious accommodation and stands in a generous, private and established south/east facing garden.





SITUATION

Christchurch Road is one of Cheltenham's most desirable and sought after tree lined avenues. Number 6 stands close to the junction with Well Place thus the house is in an enviably central location. Within a very short walk of the property are a number of the town's most highly regarded schools including Cheltenham Ladies' College. Beneficially, the main transport links are also easily accessible including Cheltenham Spa Railway Station and the M5 Motorway network. Montpellier, which is renowned for its vibrant café culture, bespoke restaurants, wine bars and boutiques is also within a comfortable walk.

GENERAL INFORMATION

Services:

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

Local Authority:

Cheltenham Borough Council: 01242 262626.

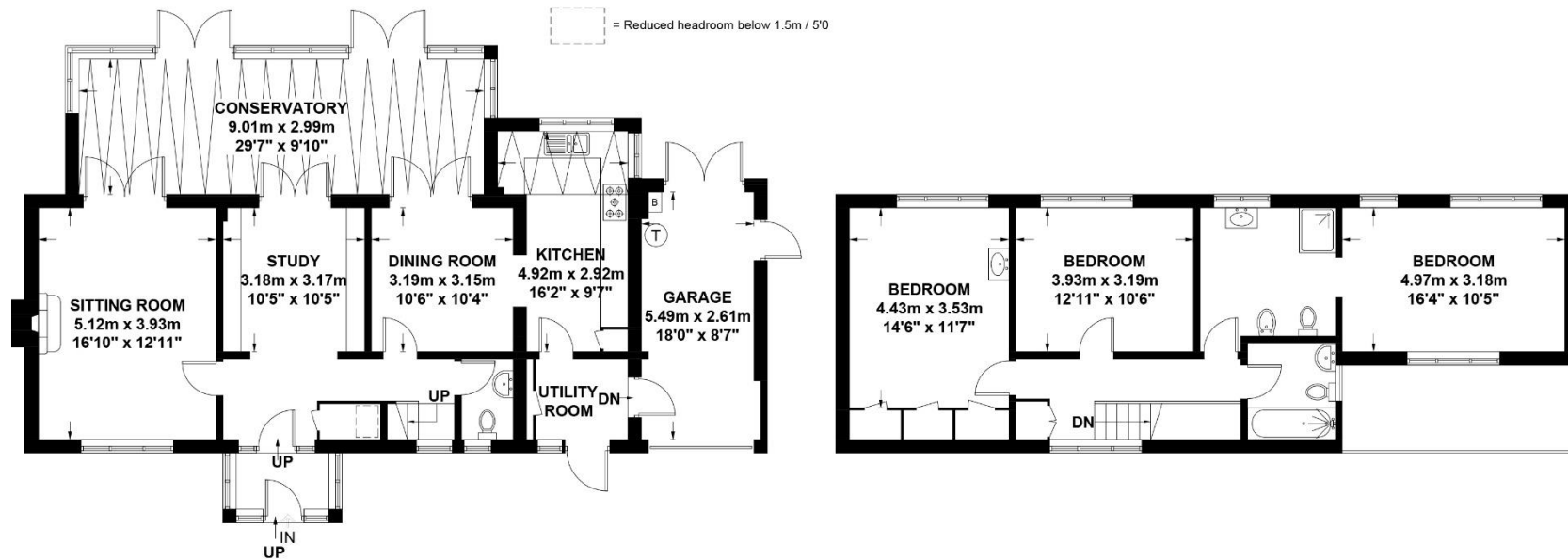
Council Tax Band: (G) - £2,922.12pa. (2019/2020).

VIEWINGS

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



Approximate Gross Internal Area = 178.6 sq m / 1922 sq ft
 (Excluding Garage)
 Garage = 14.4 sq m / 155 sq ft
 Total = 193 sq m / 2077 sq ft



GROUND FLOOR = 1148 SQ FT / 106.7 SQ M

FIRST FLOOR = 774 SQ FT / 71.9 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
 please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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