

# CHAPEL HOUSE

256A GLOUCESTER ROAD, CHELTENHAM, GLOUCESTERSHIRE, GL51 8NR



## CHAPEL HOUSE

Forming part of an old chapel, this exciting property has been thoughtfully converted and retains a wealth of character features. The property offers two generous bedrooms and two en-suite shower rooms in addition to an open-plan living room with contemporary kitchen and mezzanine office area.

### DESCRIPTION

Approached through a wrought iron gate and via the original chapel door, this charming two bedroom property enjoys two en-suite double bedrooms on the ground floor. Also on the ground floor are a separate cloakroom and utility room together with an under stair storage cupboard. The first floor has stunning vaulted ceilings which complement the charm and character seen in the Gothic arch windows and timber beams. The open plan living room is spectacular and has defined kitchen/dining and sitting areas together with a contemporary spiral staircase to the mezzanine office area which has more than ample head room.

### SITUATION

Located on Gloucester Road, the charming and individual properties are less than one minute from Cheltenham Spa Railway Station and a short drive to the M5. The town centre and the popular Montpellier district is within an enjoyable short walk and offers a wide range of bespoke shops and boutiques, restaurants and wine bars. The town also benefits from several well-known schools including Cheltenham College and Cheltenham Ladies College both of which are within walking distance. Cheltenham enjoys a number of festivals including literature, jazz, food and national hunt racing at Prestbury Park.





### GENERAL INFORMATION

Services:  
Mains water, electricity, gas and drainage are connected to the properties.

### LOCAL AUTHORITY

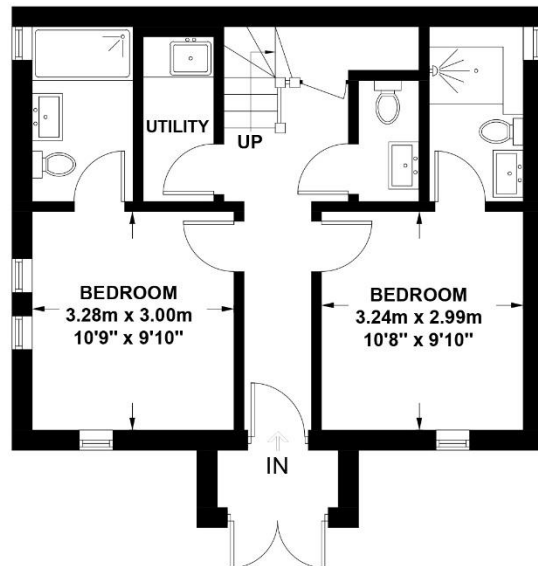
Cheltenham Borough Council: 01242 262626.  
Council Tax Band: TBC.

### VIEWINGS

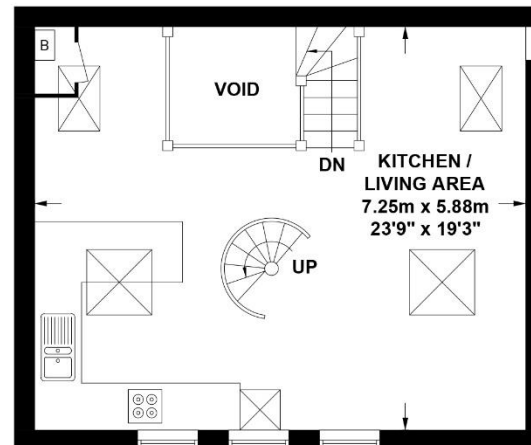
Strictly by prior appointment through the sole agents,  
Charles Lear & Co. on 01242 222722.



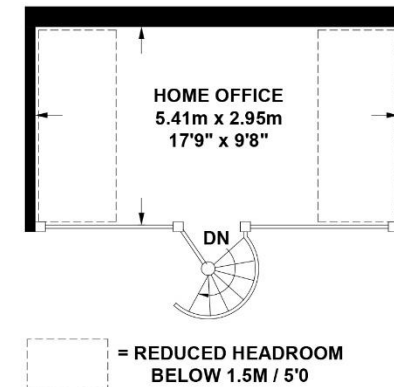
Approximate Gross Internal Area = 86.2 sq m / 928 sq ft  
 (Excluding Void)  
 Mezzanine = 16.9 sq m / 182 sq ft  
 Total = 103.1 sq m / 1110 sq ft



GROUND FLOOR = 495 SQ FT / 46.0 SQ M



FIRST FLOOR = 433 SQ FT / 40.2 SQ M



MEZZANINE = 182 SQ FT / 16.9 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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