

BOVERTON, ST. ANNES ROAD
CHELTENHAM, GLOUCESTERSHIRE, GL52 2ST

 Charles Lear



BOVERTON, ST. ANNES ROAD

Standing in an established residential road within Cheltenham's central conservation area within a short walk of the town centre. Since its construction, Boverton has only changed hands once, providing a wonderful opportunity to secure a beautifully presented family home set in a generous garden.

- Reception hall with storage cupboards
- Dual aspect sitting room with working fireplace
- Versatile family room overlooking the manicured rear garden
- Kitchen/breakfast room with a range of integrated appliances and french doors to the garden
- Formal dining room, study, cloaks and utility room with interconnecting door to the garage
- Four spacious double bedrooms and two bath/shower rooms
- Beautifully designed gardens with the benefit of a useful garden store/potential home office
- Double garage and off road parking for two cars

DESCRIPTION

A deceptively spacious detached property which has undergone an extensive programme of enlargement and modernisation by the present owners over the last 16 years. Boverton is presented in exceptional condition and also offers the potential to further enlarge by converting the loft space to provide additional accommodation if required. Benefitting from four reception rooms as well as utility spaces, the layout is perfect for a growing family. Externally the property enjoys potential home office, established front and rear gardens, off road parking and a double garage.





SITUATION

St Anne's Road comprises of a varied style of properties ranging from Victorian terraced homes to contemporary apartments, creating an interesting street scene. The property is located within the town's central conservation area and therefore within a very short walk of all the amenities the High Street and Promenade have to offer, including; Marks & Spencer and John Lewis. Cheltenham is a historic Spa town renowned for its vibrant shopping districts such as Montpellier, excellent schools and various festivals held throughout the year including literature, jazz, cricket and horseracing at Prestbury Park.

GENERAL INFORMATION

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

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (F) - £2,563.83 pa. (2019/2020).

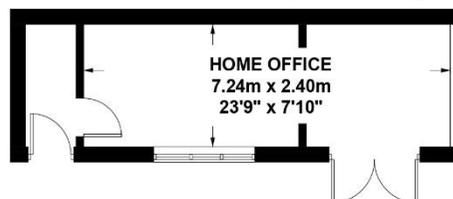
Viewing:
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

Approximate Gross Internal Area = 200.2 sq m / 2155 sq ft
(Excluding Garage)

Garage = 22.9 sq m / 246 sq ft

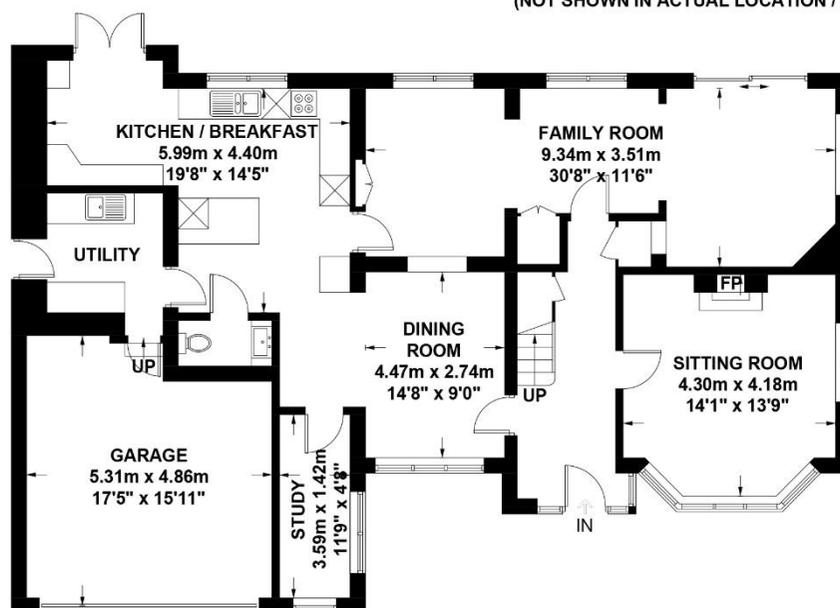
Outbuilding = 20.6 sq m / 222 sq ft

Total = 243.7 sq m / 2623 sq ft

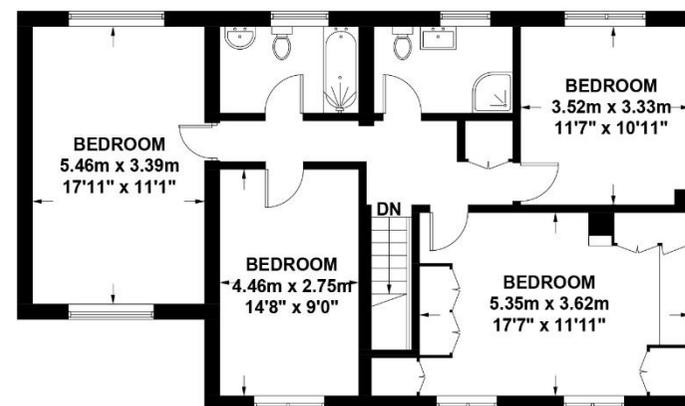


OUTBUILDING = 222 SQ FT / 20.6 SQ M

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR = 1212 SQ FT / 112.6 SQ M
(EXCLUDING GARAGE)



FIRST FLOOR = 943 SQ FT / 87.6 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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