

LUSTLEIGH CLEEVE, 109 OLD BATH ROAD,  
CHELTENHAM, GLOUCESTERSHIRE, GL53 7DE

 Charles Lear



## 109 OLD BATH ROAD

The substantial semi-detached Edwardian villa can be found set back from the road with the benefit of generous parking, garaging and established walled grounds, whilst internally the accommodation is just wonderfully proportioned, set over four floors, including a useful self-contained two bed apartment.

Retaining a wealth of character this impressive Edwardian villa has been a much loved family home since 1965. The property is beautifully proportioned and would be ideal for a growing family or even multi-generational living. Requiring a sympathetic programme of modernisation the property offers versatile accommodation laid out over four floors including a very useful two bedroom apartment ideal for generating valuable rental income. Internally the property benefits from two exceptional reception rooms on the raised ground floor, both with high ceilings, sash windows fitted with the original casement shutters, the sitting room further benefits from window seats and doors to a raised veranda which provides a view of the garden. The kitchen is large enough for small table, but requires replacement and the additional accommodation in the main dwelling consists of five sizeable bedrooms along with two bath/shower rooms and three cloakrooms. The garden apartment also requires modernisation and benefits from its own private entrance, a wide entrance hall off which is the kitchen, a sitting room, two double bedrooms and a bath/shower room as well as a useful storage area. The property stands in a generous private garden which is lawned at the front with the benefit of off road parking for up to six vehicles, there is also a detached single garage, with the space to build an additional garage or workshop if required. The rear garden is noteworthy being walled, west facing and very established.





### SITUATION

The property can be found set back from the road, behind a high hedge opposite the East Gloucestershire Club and Cheltenham Croquet Club. Within close proximity to the property is Cheltenham General Hospital, Cheltenham College, Sandford Park and the popular heated outdoor lido as well as Cox's Meadow and the Meadow Café. The town centre of this vibrant Regency town is also within 20 minutes' walk offering a wide selection of bespoke shops, boutiques, restaurants and wine bars, together with several internationally recognised schools. The property is also well placed for access to the A417, A40, M4 and the M5 at Junctions 11 & 11a.

### GENERAL INFORMATION

Services: Main's water, electricity, gas and drainage are connected & the property further benefits from 16 owner owned solar panels on the roof generating up to 4KW of electricity

Local Authority:

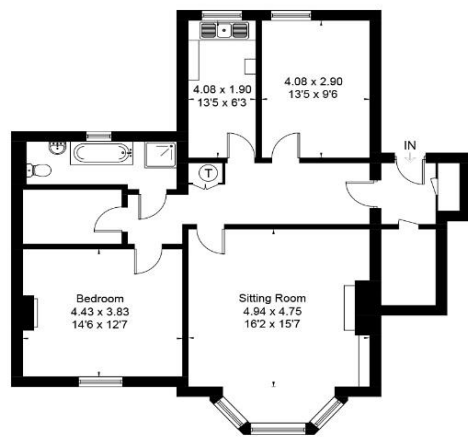
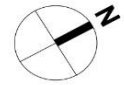
Cheltenham Borough Council: 01242 262626.

Council Tax Band: Main dwelling (F) - £2,742.11 pa. and Garden Apartment (A) £1,265.58 p.a. (2021/2022).

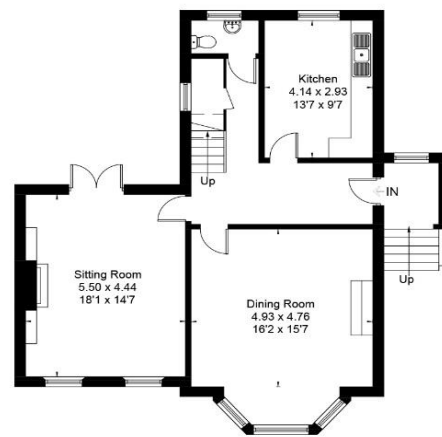
Viewings are strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



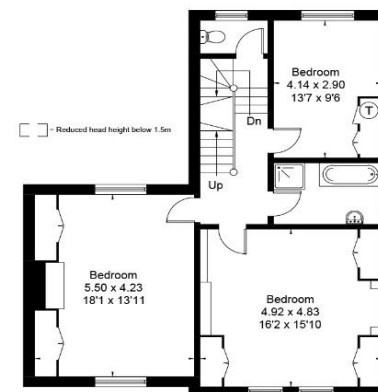
Approximate Area = 314.8 sq m / 3388 sq ft  
 Garage = 15.9 sq m / 171 sq ft  
 Total = 330.7 sq m / 3589 sq ft  
 Including Limited Use Area (1.5 sq m / 16 sq ft)



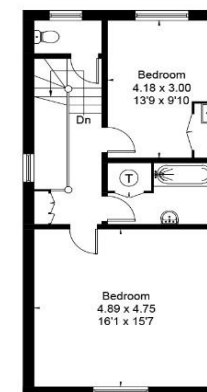
Lower Ground Floor



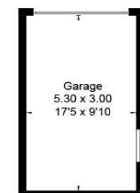
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 293181

103 Promenade, Cheltenham, Gloucestershire GL50 1NW  
 T: 01242 222722 | E: sales@charleslear.com | W: www.charleslear.com