

NORTHUMBERLAND LODGE, 18 TIVOLI ROAD,
CHELTENHAM, GLOUCESTERSHIRE, GL50 2TF



NORTHUMBERLAND LODGE

A fine example of a charming and characterful Grade II Listed semi-detached townhouse set well back and screened from one of Cheltenham's most impressive and popular roads. Set in mature walled grounds of approx. 0.25 acres, this bright and spacious family home measures nearly 3,500sq.ft.

- Stone steps up to a colonnaded porch leading into the wide reception hall with original flagstone tiled floor and cloakroom
- Double drawing room with original floorboards and cornicing together with a twin aspect including a large sash window overlooking the garden
- Modern kitchen with galleried area overlooking the garden room which is heavily glazed on two sides and has double doors into the garden
- Lower ground floor with the potential to create a self-contained apartment but at present offers three bedrooms, a study and a shower room
- Three first floor bedrooms with an en-suite to the master and a principal bathroom on the mezzanine
- Second floor double bedroom and shower room
- Mature walled gardens and grounds approaching 0.25 acres with garage accessed off Ashford Road

DESCRIPTION

Approached via a generous driveway and a charming colonnaded porch, this beautifully appointed Grade II Listed townhouse has its principle accommodation over three floors. In exemplary condition throughout this generous family house is full of character features typical of the era including original flooring, cornicing and a walled garden.





SITUATION

Deemed by many to be one of the town's most beautiful tree lined avenues, Tivoli Road is synonymous with many historic properties and individual villas and leads to The Park district of Cheltenham. The house is set well back from the road behind a hedge and is within a comfortable walk of the excellent local facilities in Tivoli and Bath Road including a number of popular public houses, a butchers and delicatessen. It is no more than a few minutes stroll to Montpellier and the Promenade, both of which offer a wide range of shops and restaurants, the house is also well situated for the town's main schools.

GENERAL INFORMATION

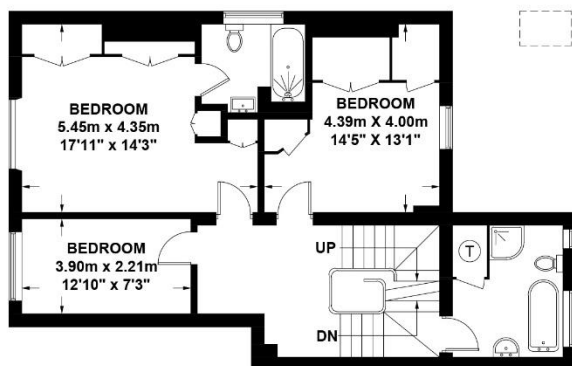
Services:
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (F) - £2,532.50pa. (2019/2020).

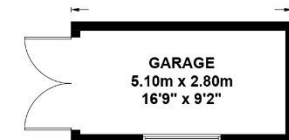
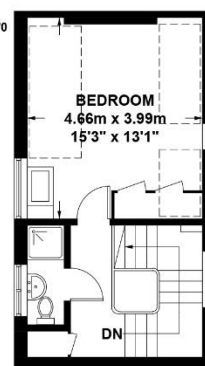
VIEWINGS

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

Approximate Gross Internal Area = 321.1 sq m / 3456 sq ft
 Garage = 11.4 sq m / 123 sq ft
 Total = 332.5 sq m / 3579 sq ft



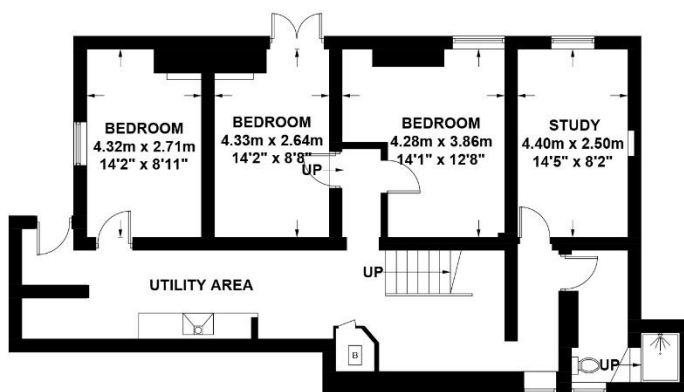
= REDUCED HEADROOM BELOW 1.5M / 5'0"



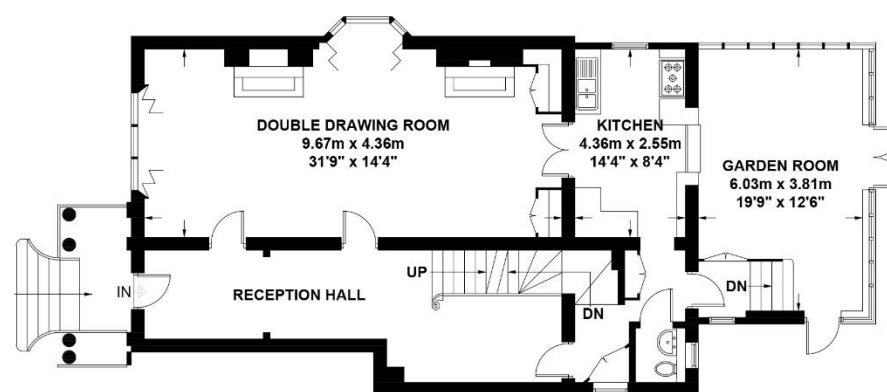
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

FIRST FLOOR = 835 SQ FT / 77.6 SQ M

TOP FLOOR = 339 SQ FT / 31.5 SQ M



BASEMENT = 1018 SQ FT / 94.6 SQ M



GROUND FLOOR = 1264 SQ FT / 117.4 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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