

30 COLLEGE ROAD

ST. LUKES, CHELTENHAM, GLOUCESTERSHIRE, GL53 7HX





A beautifully renovated Victorian townhouse showcasing the finest quality, retaining timeless charm meticulously restored by the present owners to an incredibly high specification. This substantial period home offers flexible, well-proportioned living accommodation over 2000sqft with a rare and generously sized walled garden, perfectly positioned on a highly sought-after tree lined road within a short walk of the Promenade, Montpellier and Bath Road.

In a convenient central location, this beautifully presented home offers impressive accommodation laid out over four floors. Entering the property there is a grand reception hall leading to an elegant double drawing room. The first of the two rooms features intricate cornicing, ceiling roses and an attractive cast iron fireplace further enhanced by a stunning deep bay window flooding the room with light. On the same floor at the rear of the property there is a tranquil study overlooking the large red brick walled south facing garden. Of note, this versatile room could also be utilised as an occasional bedroom and offers access to the garden, in addition there is a contemporary shower room.

Occupying the lower ground floor there is an exceptional recently created open plan living space incorporating a sleek contemporary kitchen with premium integrated appliances, generous storage and an island unit with a breakfast bar. Adjoining there is a comfortable family room and dining area which has the benefit of access to the rear garden, the rooms flow seamlessly and extend to 38ft. Complementing this outstanding living space is a utility room and an additional spacious shower room.

On the first floor are three well-proportioned bedrooms along with a stylish contemporary five piece family bathroom fitted with high quality modern sanitaryware including a free standing bath and separate shower enclosure. Bespoke hand finished cupboards provide discreet storage and house a new central heating boiler.

The second floor provides a welcoming fourth bedroom with lovely garden views, a perfect guest room or home office and externally the impressive rear garden is a true highlight. The lower ground courtyard leads to a private decked terrace with BBQ area, and the large level lawn is surrounded by the original red brick walls creating privacy and seclusion. At the front there is a pretty garden sitting behind wrought iron railings and a flight of steps leads up the front of this classic Victorian home.




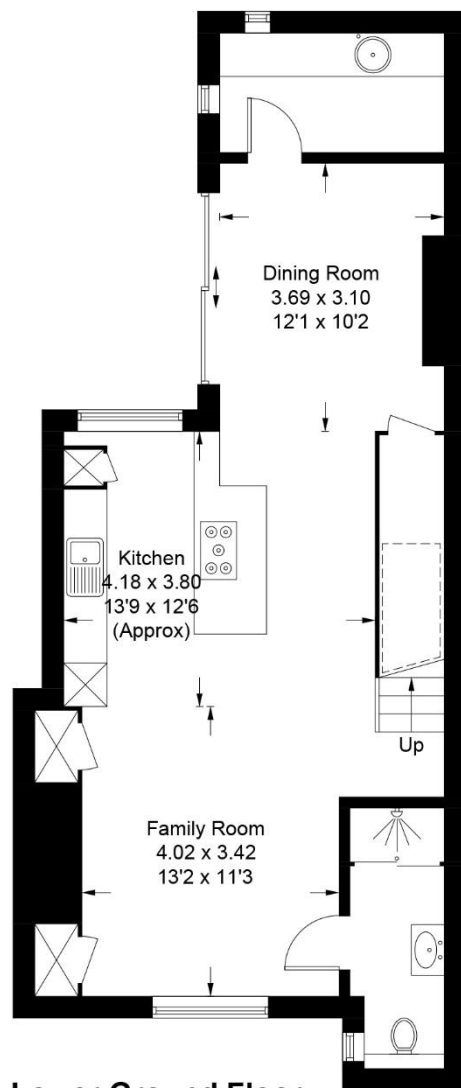


College Road

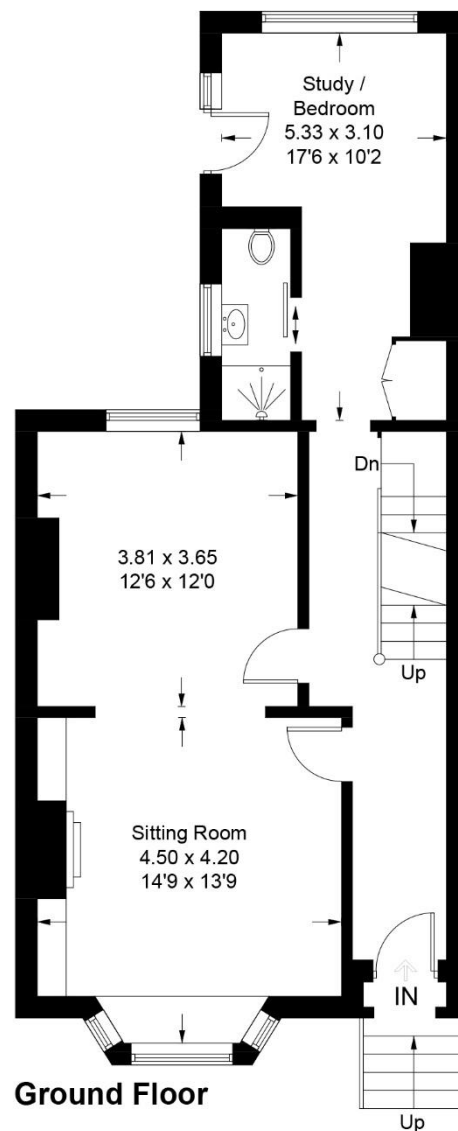
Approximate Gross Internal Area = 188.2 sq m / 2026 sq ft



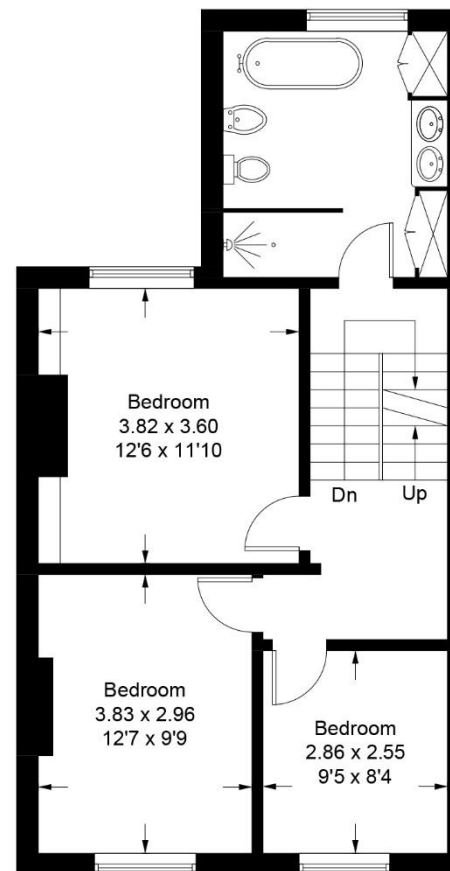
 = Reduced headroom below 1.5m / 5'0"



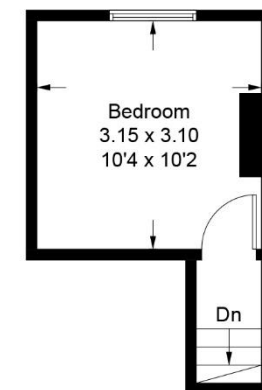
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1257829)



GENERAL INFORMATION

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

There is a resident's permit parking scheme in operation in the area, the property falls within Zone 1.

COUNCIL TAX

Tax Band (E) - £2,760.00pa. 2025/2026.

EPC RATING

D.

PRICE

£1,200,000

VIEWINGS

Strictly by prior appointment through Charles Lear & Co.
on 01242 222722

Charles Lear & Co.

103 Promenade | Cheltenham | Gloucestershire | GL50 1NW
+44 (0)1242 222722 | sales@charleslear.co.uk | charleslear.co.uk

