

25 STATION ROAD

BISHOPS CLEEVE, CHELTENHAM, GL52 8HH

 Charles Lear



## 25 STATION ROAD

This quintessentially charming village home offers three bedrooms and two bath/shower rooms which are complimented beautifully by many period features including exposed beams and spacious and generous living accommodation on the ground floor, a private rear garden and a garage.

- Reception hall with original flagstone and quarry tile floor, shower room and utility room
- Dual aspect sitting room with a wood burning stove
- Impressive and recently fitted, open plan kitchen/dining/snug room with direct access into the garden
- Two generous double bedrooms and one reasonable single bedroom
- Recently refitted main bathroom
- Elevated and characterful rear garden with unique entertaining space, gated pedestrian rear access and access to the garage

### DESCRIPTION

25 Station Road is a very pretty Grade II listed village house, set well back from the road offering a high degree of privacy. Internally, the generous accommodation is offered in extremely good order and has had the benefit of an extension at the rear of the property. Steeped in character and retaining a large number of original features including exposed brick walls and beams and exposed floorboards, an attractive wood burning stove in the sitting room, flagstone and quarry tile floors in the hall complemented with a fantastic open plan family space giving direct access into the private rear garden with gated rear access and a door to the garage access.





### SITUATION

Located close to the village centre thus within a few minutes' walk of two supermarkets an excellent range of local shops, post office, doctors surgery, dentist and also several schools. The regional centre of Cheltenham is about three miles distant, offering a wider range of bespoke shops and boutiques, restaurants and wine bars. The town offers several internationally recognised schools and enjoys a number of well-known festivals including literature, jazz, food and music. Within a short drive is junction 9 and 10 of the M5 for access to the motorway network.

### GENERAL INFORMATION

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

Local Authority:  
Tewkesbury Borough Council: 01684 295010.  
Council Tax Band: F - £2,704 pa. (2024/2025).

### VIEWINGS

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



**Approximate Gross Internal Area 1616 sq ft - 151 sq m**

Ground Floor Area 840 sq ft – 78 sq m

First Floor Area 587 sq ft – 55 sq m

Garage Area 189 sq ft – 18 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

