

99 PAINSWICK ROAD

CHELTENHAM, GLOUCESTERSHIRE, GL50 2EX

 Charles Lear



## 99 PAINSWICK ROAD

Pending full planning consent to create a magnificent house of distinction within this private and mature plot approaching a third of an acre. The existing dwelling would benefit from a programme of refurbishment and upgrading if the proposed redevelopment scheme is not implemented.

- Porch accessed through an imposing front door with obscure glazed door into the reception hall which enjoys the original staircase and shower room
- Triple aspect sitting room including bay window
- Formal dining room with triple aspect
- Generous kitchen/breakfast room
- Family room with box bay window and glazed double doors into the garden
- Four generous double bedrooms including a master with fitted wardrobes and guest bedroom with a large amount of eaves storage
- Bathroom and separate cloakroom
- Large garage, driveway and mature west facing gardens and grounds - in all about 0.3acres

### DESCRIPTION

Set back from the road and within mature gardens and grounds, we understand that 99 Painswick Road dates back to the 1920's. The property is now offered for sale with the potential to create one of the finest individual houses along this highly desirable road. If implemented, the programme of refurbishment and extension would see the property measure c.3,000sq.ft.





### SITUATION

Painswick Road is considered to be one of the most sought after residential roads in Cheltenham. Within walking distance are an eclectic mix of shops, public houses and cafés along Bath Road together with Sainsbury's and Co-operative supermarkets. Sandford Park, together with its famous open air lido and Cheltenham General Hospital are all within walking distance whilst Montpellier, the Promenade and the town's High Street, including John Lewis and a wide range of stores are also reachable on foot. Cheltenham's plethora of sought after schools are also easily accessible.

### GENERAL INFORMATION

Services:

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

Local Authority:

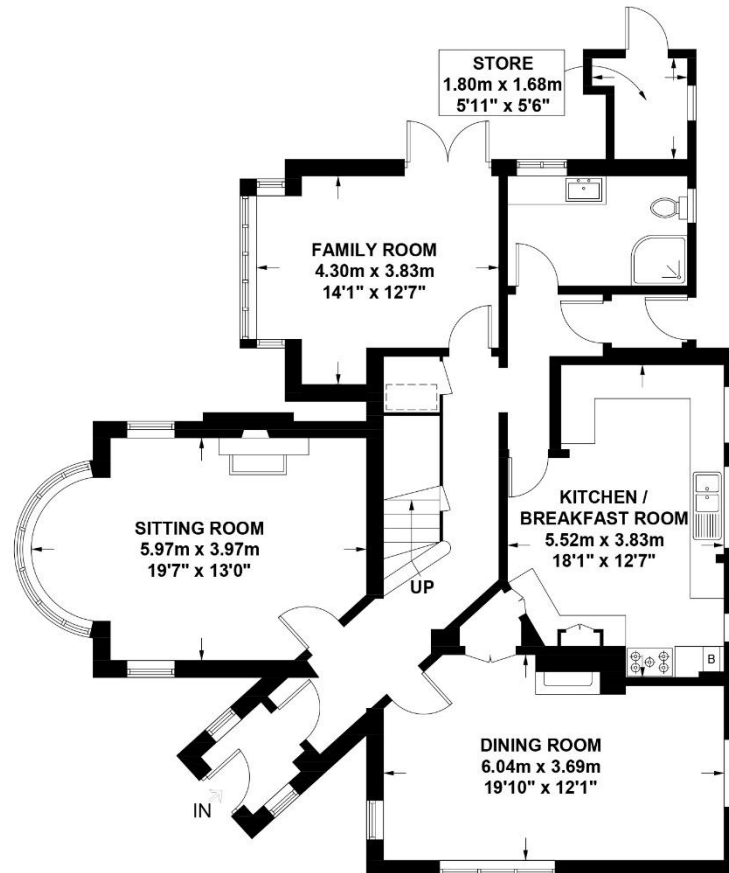
Cheltenham Borough Council: 01242 262626.

Council Tax Band: (G) - £2,922.12. (2019/2020).


### VIEWINGS

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

Approximate Gross Internal Area = 197.1 sq m / 2122 sq ft  
 (Excluding Store)  
 Store = 2.5 sq m / 27 sq ft  
 Total = 199.6 sq m / 2149 sq ft



**GROUND FLOOR = 1139 SQ FT / 105.8 SQ M**

 = Reduced headroom below 1.5m / 5'0"



**FIRST FLOOR = 983 SQ FT / 91.3 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.  
 Cheltenham Home Inspection © 2019