

101 LONDON ROAD,
CHELTENHAM, GLOUCESTERSHIRE, GL52 6HL





This deceptively spacious and remarkably quiet townhouse provides approximately 1,690sq.ft. of accommodation over two floors. The house is surprisingly peaceful despite its convenient town location and offers three double bedrooms, two bath/shower rooms, off-road parking for two cars, an electric charging point and a particularly useful self-contained studio at the end of the landscaped town garden. The property was built by reputable local developer, County to County, and benefits from approx. six years remaining on its new home warranty.

Approached through impressive wrought iron railings and an imposing front door, the house has been designed around well-proportioned and versatile living accommodation. The wide reception hall provides a cloakroom together with useful space beneath the stairs for storage. The kitchen/dining room is particularly well proportioned and features a German kitchen with a comprehensive range of contemporary wall and base level units, Siemens appliances and a generous breakfast bar. A large roof light brings plenty of natural light into the dining area which has air conditioning, while bi-folding doors open onto the raised courtyard. Glazed double doors lead through to the sitting room, where a large sash window provides further natural light. Also on the ground floor is a well-appointed utility room.

The first floor offers three double bedrooms and two bath/shower rooms, including an en-suite shower room to the principal bedroom at the rear of the house, which also has air conditioning. All bedrooms have fitted wardrobes.

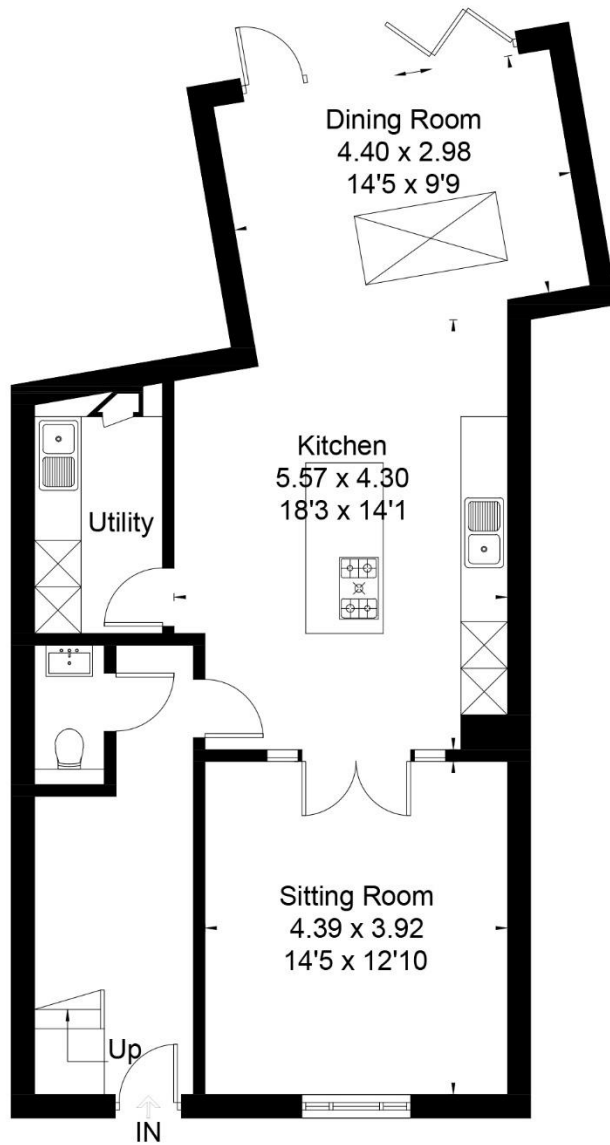
To the rear, the surprisingly private courtyard garden has been cleverly arranged over two levels. The upper terrace, accessed directly from the kitchen/dining room, is block paved and leads via steps to a lower courtyard. This provides access to the self-contained studio, which would make an excellent home office or gym.

There are a small number of local shops within 150yards, with a wider range of amenities available within walking distance at Sixways. Cheltenham's High Street and Promenade are both approximately a 10-minute walk away, while Sandford Park and the Lido, together with Cheltenham General Hospital, are also within easy reach.

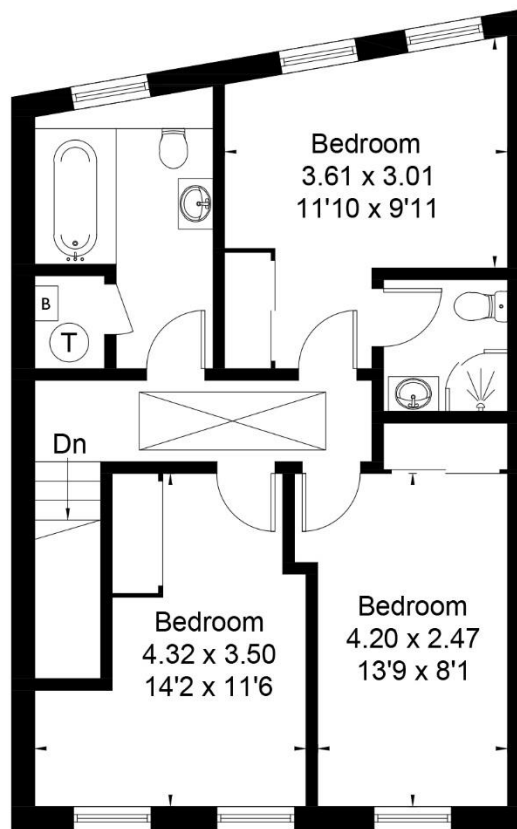




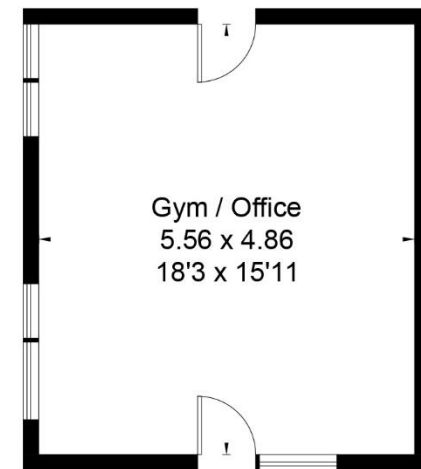
Approximate Area = 130 sq m / 1399 sq ft
Gym / Office = 27 sq m / 291 sq ft
Total = 157 sq m / 1690 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



GENERAL INFORMATION

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

EPC

Current – 81 (B).

Potential – 90 (B).

COUNCIL TAX BAND

(E) - £2,879.73 (2026/2027).

TENURE

Freehold.

VIEWINGS

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

Charles Lear & Co.

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