

SUNNYSIDE, WESTERN ROAD
CHELTENHAM, GLOUCESTERSHIRE, GL50 3RJ

 Charles Lear



SUNNYSIDE, WESTERN ROAD

Set back from the road and offering secure off road parking, Sunnyside is a charming semi-detached villa retaining a wealth of character features typical of the era. The property offers five bedrooms and two bathrooms which are complimented beautifully by bright and spacious living accommodation.

- Stone steps up to an impressive timber front door which leads to a wide reception hall with stairs to the first and lower ground floors
- Drawing room with bay window and stunning marble fireplace
- Kitchen with breakfast bar and adjoining formal dining room with feature fireplace
- Lower ground floor with potential to convert into further accommodation or a self-contained apartment whilst presently providing useful storage, a cloakroom and utility room
- Principal bedroom suite with bay window and en-suite bathroom
- Two further first floor bedrooms and contemporary shower room
- Two further bedrooms and a home office

DESCRIPTION

This stunning semi-detached residence has beautifully landscaped and largely walled gardens together with secure off road parking. Internally, the accommodation is arranged over four floors and measures nearly 2,500sq.ft. with potential and planning consent to extend, further convert the lower ground floor and construct a garage.





SITUATION

'Sunnyside' is located in Western Road an established boulevard comprising largely period properties - an idyllic location just a short walk to Christ Church, Waitrose supermarket, Cheltenham Spa railway station and the super range of shops, boutiques, restaurants and wine bars to be found in both Montpellier and The Promenade. The property is also easily accessible to all of the internationally recognised schools. Western Road also offers good access to the M5 and GCHQ. Cheltenham is well known for its festivals within the town during the calendar year, the most popular being literature, jazz and cricket.

GENERAL INFORMATION

Services:

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

Local Authority:

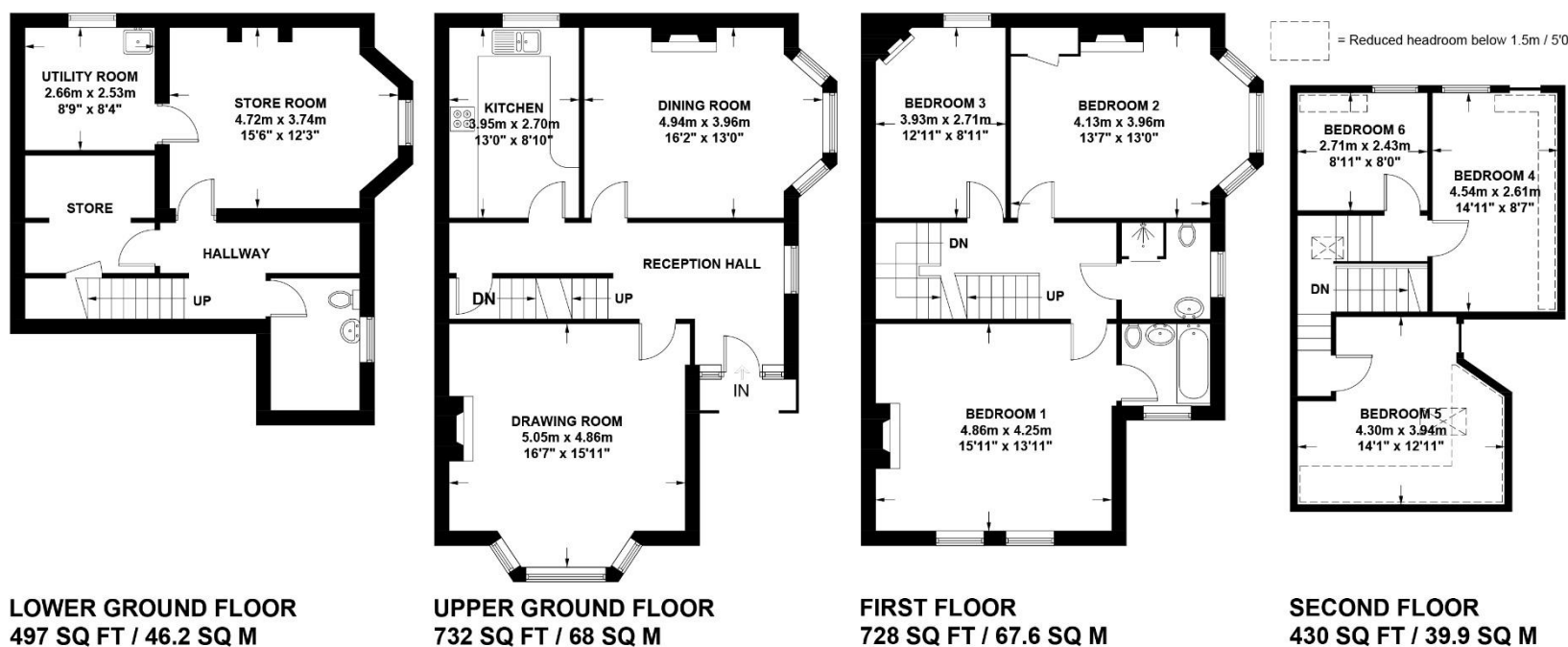
Cheltenham Borough Council: 01242 262626.

Council Tax Band (F) - £2,624.05 pa. (2020/2021).

VIEWINGS

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

Approximate Gross Internal Area = 221.7 sq m / 2387 sq ft



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 © 2020