

Approximate Gross Internal Area = 1842 sq ft / 171.1 sq m
Lower Ground Floor Flat = 637 sq ft / 59.2 sq m
Outbuildings = 487 sq ft / 45.2 sq m
Total = 2966 sq ft / 275.5 sq m

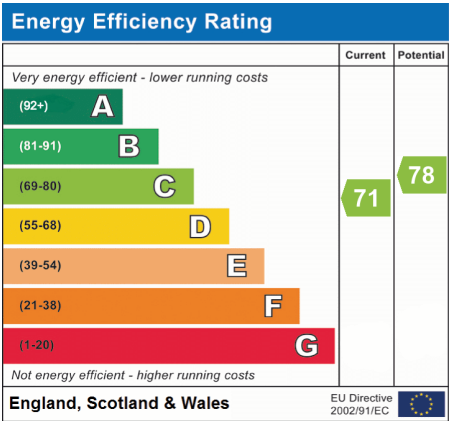


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Errington Smith Sales & Lettings

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme



21 Old Bath Road, Cheltenham, Gloucestershire GL53 7QE

A truly exceptional four-bedroom Grade II listed semi-detached family house featuring a splendid self-contained one bedroom garden apartment with its own entrance, off road parking for numerous vehicles, a carport and a wonderful rear garden located within walking distance of local shops, parks, the Lido and the town centre.



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01242 575805 www.erringtonsmith.com 107 Promenade Cheltenham Gloucestershire GL50 1NW

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A truly exceptional four-bedroom Grade II listed semi-detached family house featuring a splendid self-contained one bedroom garden apartment with its own entrance, off road parking for numerous vehicles, a carport and a wonderful rear garden located within walking distance of local shops, parks, the Lido and the town centre. The beautifully presented main dwelling, finished to an exceptionally high standard, provides spacious and elegant accommodation throughout and on the ground floor comprises in brief a welcoming hallway with bespoke panelling, an impressive drawing room and a stylish sitting/dining room each with newly installed log burning stoves, a large and beautifully appointed kitchen with premium fitted units, quartz work surfaces and Bosch appliances, opening into a stunning light filled breakfast room enhanced by a large roof lantern and windows to three sides, showcasing views over the superb rear garden. The first floor offers four double bedrooms, a stylish en-suite shower room with touch screen electric shower and a luxurious family bathroom featuring a free-standing bath, contemporary basin and heated mirror.

In addition, the self-contained garden apartment with its own private entrance offers excellent versatility for guests, extended family, or as an income opportunity and comprises a hallway, a spacious living/dining room opening into a kitchenette and double doors leading out to a well sized courtyard garden, a large double bedroom, a study and a bathroom. Further benefits of this remarkable property, with a wealth of fine period features, include a utility room with WC, a boot room, gas fired central heating, beautifully landscaped gardens to the front and to the rear which enjoys an idyllic setting for outdoor entertaining and relaxation, off road parking for numerous vehicles, an oak framed timber outbuilding incorporating a carport, a workshop and a store with a studio above accessed via an external staircase. Restrictions apply. Council tax band: Principal dwelling - E/Apartment - A. Energy Performance rating: Principal dwelling - D and Apartment - C.



Directions

Leave Cheltenham via The Promenade, turn left at the roundabout onto Montpellier Terrace. At the traffic lights turn right and then immediately left onto Sandford Road. Turn left onto Old Bath Road where the property can be found on the left hand side. Parking is accessed by continuing past the property, turning left onto Argyll Road and taking the first left onto College Drive. The driveway can be found on the left hand side.

Price:

£1,350,000

Tenure:

Freehold

Contact: