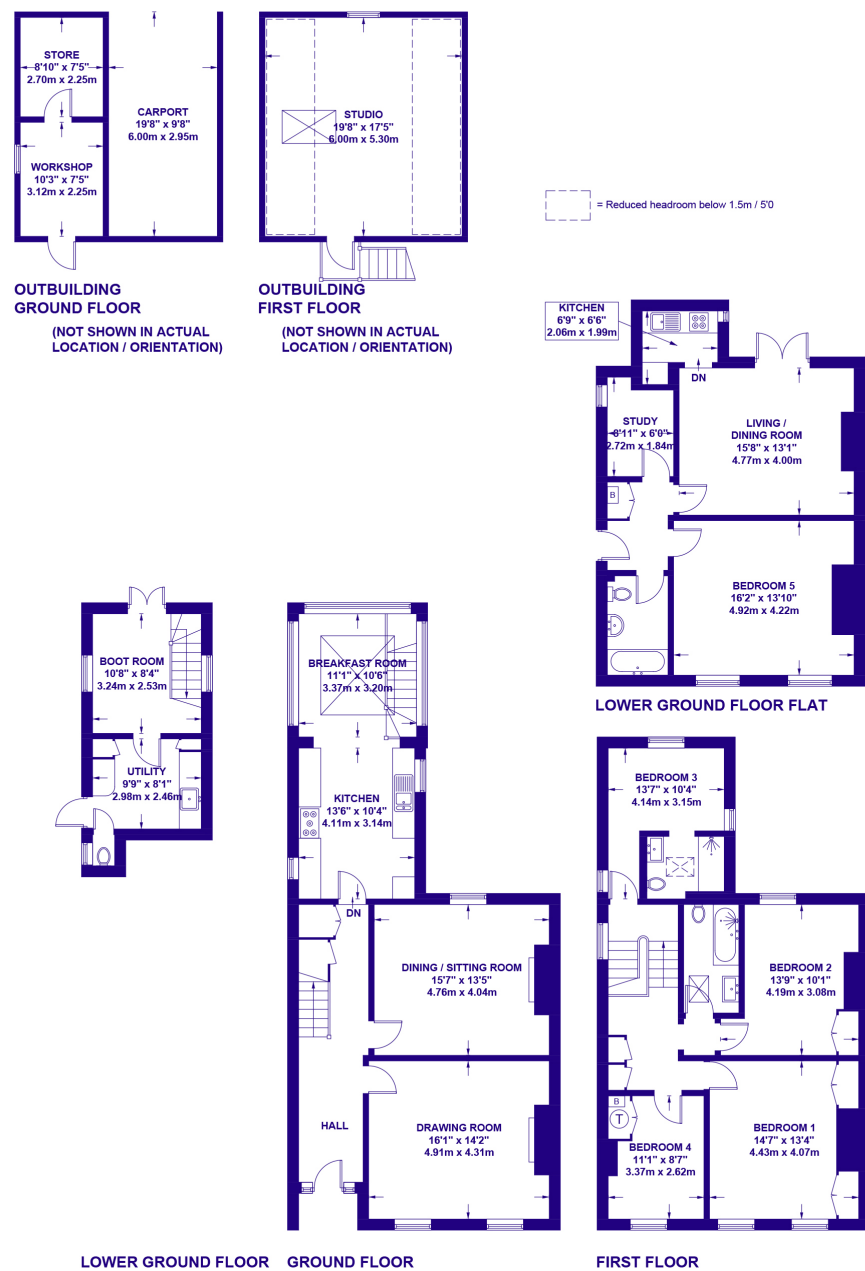


Approximate Gross Internal Area = 1842 sq ft / 171.1 sq m
 Lower Ground Floor Flat = 637 sq ft / 59.2 sq m
 Outbuildings = 487 sq ft / 45.2 sq m
 Total = 2966 sq ft / 275.5 sq m



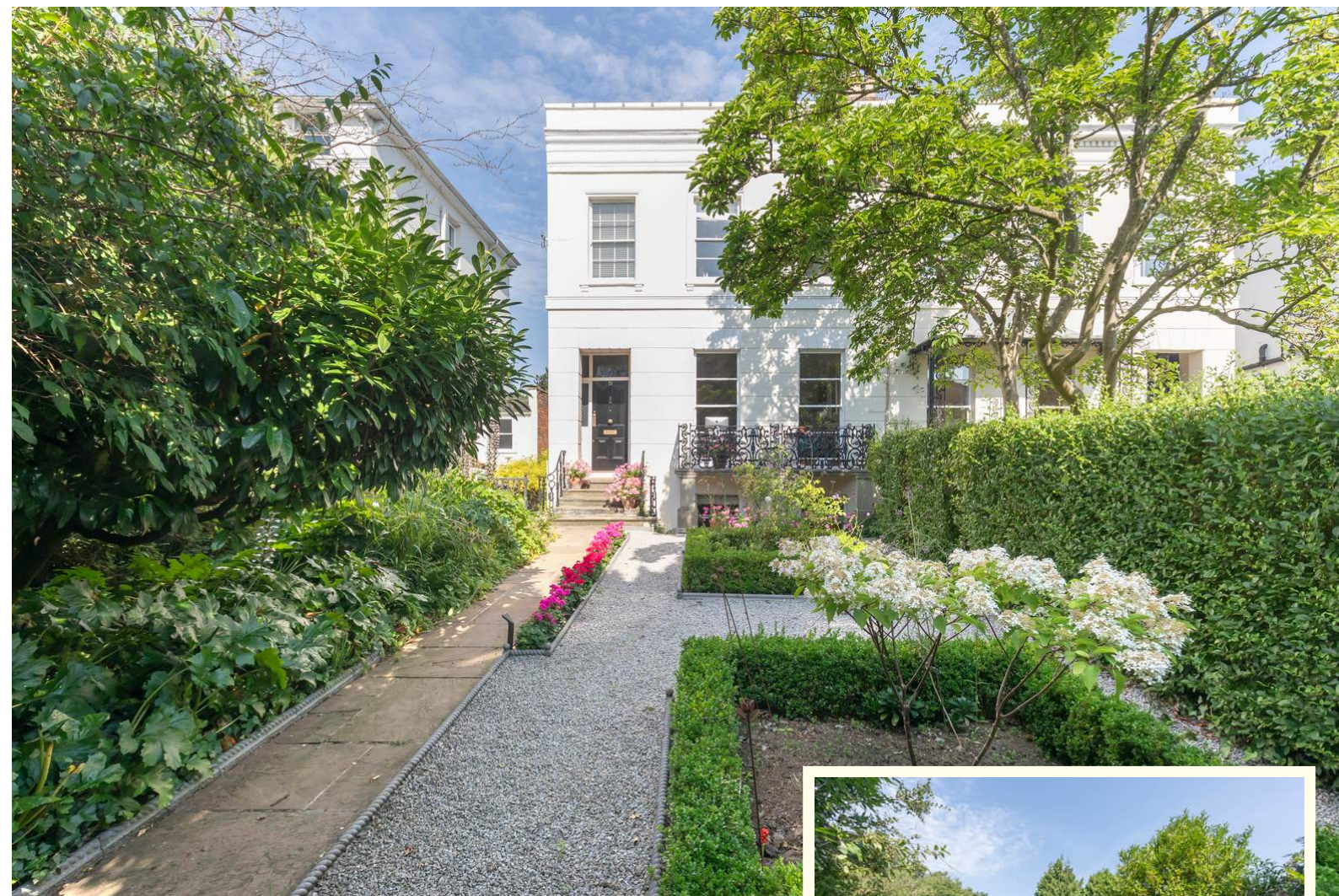
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Errington Smith Sales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

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- a). If any particular points are important to your interest in the property then please ask for further information.
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- d). Any areas, measurements, distances or aspects referred to are for guidance only and are not precise. If such details are fundamental, purchasers should rely on their enquiries.
- e). It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Where any reference is made to such permissions and consents it is given in good faith.
- f). Purchasers must satisfy themselves by inspection of the property and relevant original documentation or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
- g). The information in these particulars is given without responsibility on the part of Nigel Errington-Smith & Company Limited or their clients.



21 Old Bath Road, Cheltenham, Gloucestershire GL53 7QE

An imposing and beautifully presented four bedroom Grade II listed semi-detached family house with a splendid self-contained one bedroom garden apartment, 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

21 Old Bath Road, Cheltenham, Gloucestershire GL53 7QE

An imposing and beautifully presented four bedroom Grade II listed semi-detached family house with a splendid self-contained one bedroom garden apartment, 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 principal dwelling offers generously proportioned accommodation and on the ground floor comprises in brief an inviting hallway, an impressive drawing room and a dining/sitting room, both with feature fireplaces, and a large modern fitted kitchen leading to a stunning breakfast room flooded with light from a large roof lantern and windows to three sides with views over the beautiful rear garden. The first floor offers four bedrooms, an en-suite and a family bathroom. In addition, the self-contained garden apartment with its own entrance comprises a hallway, a spacious living/dining room that opens into a kitchenette with double doors leading out to a well sized courtyard garden, a study, a large bedroom and a bathroom. Further benefits of this wonderful property, with a wealth of fine period features, include a utility room with WC, a boot room, gas fired central heating, stunning landscaped gardens to the front and rear, off road parking for several vehicles, an oak framed timber outbuilding, comprising of a carport, a workshop and a store with a studio above accessed via an external staircase. Council tax band: Principal dwelling - E/Apartment - A.



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

Price:

£1,350,000

Tenure: