



# Stunning raised ground floor apartment

**Flat 2 Churchill Lodge, 67 Painswick Road, Cheltenham, Gloucestershire, GL50 2EP**

Leasehold with share of freehold (999 year lease from 1st January 2002)





Entrance hall • kitchen/dining room • sitting room • utility/  
storage room • three bedrooms (one en suite) • shower  
room

### Situation

Churchill Lodge enjoys a quiet location on the corner of Painswick Road and Grafton Road and is within easy reach of the Bath Road, Tivoli and Montpellier with their comprehensive range of shops and amenities. The property offers easy access to the A40, and the A46 whilst being within a particularly sought after residential area.

Less than a hundred miles from London, Cheltenham nestles beautifully between the Cotswold Hills and the Wye Valley, and is home to numerous prestigious schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar which recently topped the national GCSE schools league table.

For those with a taste for the finer things in life, there are Michelin starred restaurants, numerous bars, stylish shops and salons aplenty. For art and history lovers there is The Wilson, Cheltenham's newly refurbished museum and art gallery, whilst Cheltenham also has a thriving cultural scene that includes two concert halls and three theatres.

There are the numerous festivals such as The Wychwood Festival, the festivals of literature, science, food and drink and, perhaps the pinnacle for some, the jazz festival, which has historically attracted such known performers as Van Morrison,

Jamie Cullum and Jools Holland. Undoubtedly for many more, the highlight of the year is the annual racing festival culminating with the Cheltenham Gold Cup, the blue riband event of the national hunt calendar, and an attraction that draws the public to the town year after year.

### Description

Churchill Lodge is an impressive period building converted into four luxury apartments. Apartment 2 occupies the entire raised ground floor and offers approximately 1575 sq ft of accommodation. A spacious entrance hall leads to the beautiful, newly fitted kitchen/dining room. This is a truly stunning space complete with high ceilings and a bay window overlooking the mature communal garden and picturesque Grafton Road. The kitchen features a large island with quartz countertop, filtered water tap and Smeg oven and hob. There is a dining space in the bay window area and bespoke built-in desk and cupboards to the right.

Off the kitchen is a light and airy room with built-in cupboards which would work perfectly as a study, extra lounge or occasional bedroom.





Next to the kitchen there is also a large utility room which provides the benefit of extensive storage space. The large sitting room is found beyond and features two large windows with views over the garden. It has an electric fire and bespoke book cases either side of the fireplace.

The hallway leads in the other direction around to the two bedrooms with a shower room directly ahead. The master bedroom has a large sash window, built-in wardrobes and en-suite bathroom.

Outside, behind secure gates, is a charming communal garden with planted borders and seating areas. There is an allocated parking space and access to a communal storage room which is very useful for bikes etc.

#### **Services**

Mains water, electricity, gas and drainage. Gas fired central heating.

#### **Local Authority**

Cheltenham Borough Council.  
Tel: 01242 262626.

#### **Tenure**

Leasehold with share of freehold (999 year lease from 1st January 2002)

#### **Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

#### **Viewing**

Strictly by appointment with Savills.



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**Approximate Area** 146.3 sq m / 1575 sq ft  
**Including Limited Use Area** (0.6 sq m / 6 sq ft)

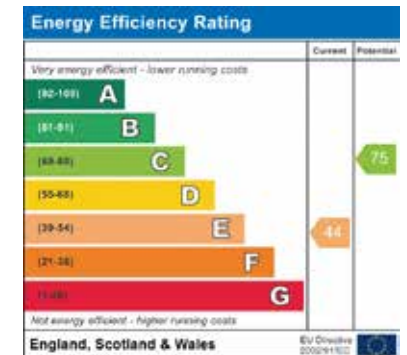
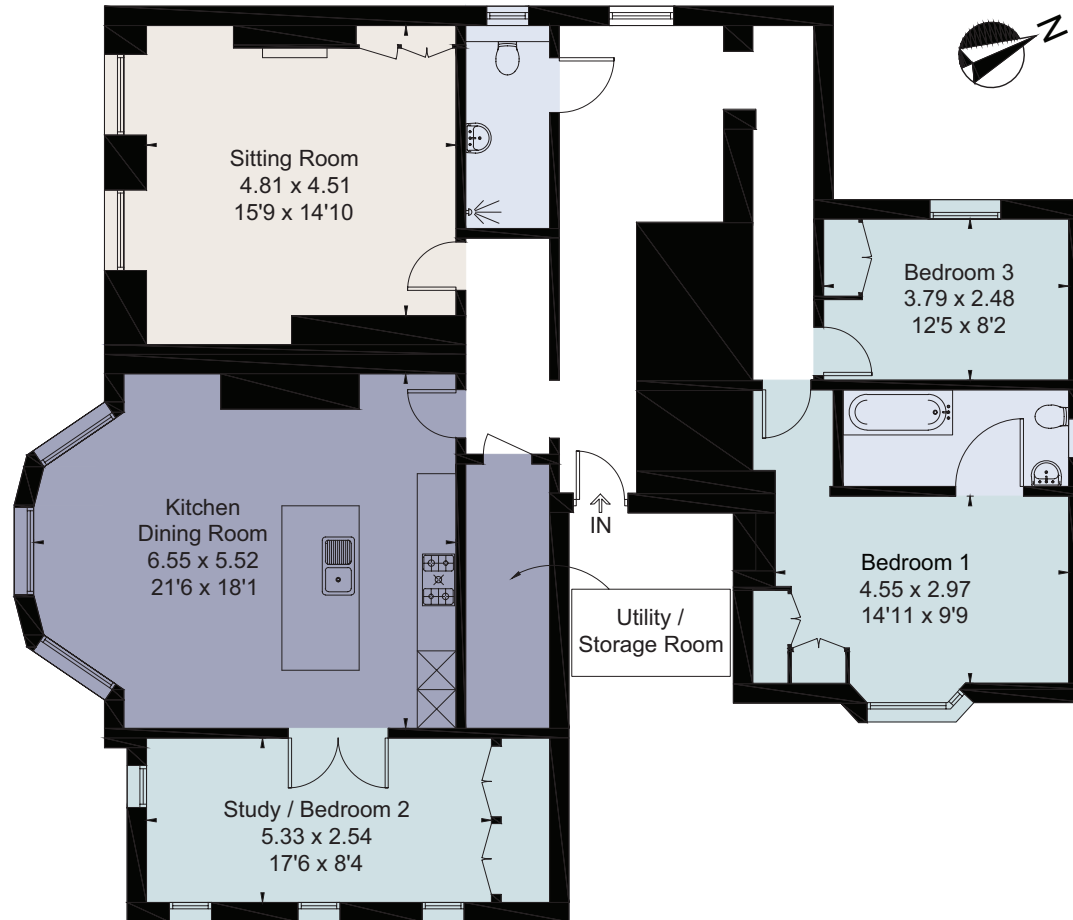


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