



# A fabulous Grade II listed terraced home

128 Fairview Road, Cheltenham, Gloucestershire GL52 2EU

Freehold



Entrance hall • sitting room • dining room  
• kitchen • cloakroom/utility room • study/office • three bedrooms • bathroom • enclosed rear garden • on street permit parking.

### Situation

Fairview Road is a popular residential road located just to the East of Cheltenham town centre, with excellent access to day to day facilities and local schooling.

Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa.

Less than a hundred miles from London it 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.

Now a highly sought after place to live the town is well known for its grand houses set amongst formal avenues and beautiful garden squares.

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

128 Fairview Road is a lovely double fronted Grade II listed terraced house presented in excellent decorative order with the added benefit of a lower ground floor study/office and detailed planning and listed building consent for a single storey extension at the rear.

Beautifully maintained and cared for by the current owners, the house offers lovely accommodation over three floors, with three bedrooms on the first floor and a stunning refitted bathroom with roll top bath and walk in shower, electric under floor heating and gorgeous tiling.

There are two reception rooms on the ground floor, with a warm and cosy sitting room at the front with twin windows and fireplace, with the dining room at the rear, with a window overlooking the garden, original built in cupboards and a recently installed herringbone floor.





At the rear of the house is the kitchen arranged in a galley style with a recently installed oven and hob and with a range of cupboard and drawer units, beyond which is a rear vestibule in to a cloakroom/utility room. From the hall a staircase leads down to the study/office and a storage room.

The rear garden is enclosed and is laid to lawn with mature plant and shrub borders.

The planning and listed building consent obtained by the current owners allows for the complete redesign and extension of the rear of the property, with a single storey open plan kitchen/living/dining room opening in to the garden.

#### **Services**

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

#### **Local Authority**

Cheltenham Borough Council.  
Tel: 01242 262626.

#### **Planning Consent**

Planning and listed building consents were granted for a single storey extension at the rear of the property dated 12th March 2021, subject to various conditions, under application numbers 21/00288/FUL and 21/00288/LBC. For more details contact the agents or search for the application number on the Cheltenham Borough Council Planning Portal.

#### **Tenure**

Freehold

#### **Energy Performance**

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

#### **Viewing**

Strictly by appointment with Savills.



**128 Fairview Road, Cheltenham, Gloucestershire GL52 2EU**  
**Approximate Area** 144.6 sq m / 1556 sq ft



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**Contact**

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