



Majestic Grade II listed five storey terraced house

118 Bath Road, Cheltenham, Gloucestershire GL53 7JX

Freehold

savills

Entrance porch • entrance hall • kitchen/breakfast room
• drawing room with balcony • sitting room • office
• utility room • cloakroom • six bedrooms including
master bedroom with en suite shower room • overall
five bath/shower rooms • storage vaults • parking
• superb garden

Situation

118 Bath Road is set behind thick screen hedgerows positioned privately off Bath Road in the heart of Cheltenham town, with excellent access to the town centre, Montpellier, Imperial Square and Montpellier Gardens.

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

118 Bath Road is a very substantial five storey Grade II listed terraced house which is presented in good decorative order and providing very comfortable and incredibly versatile living space with the benefit of parking to the front and a good sized town garden to the rear, as well as fine views from the upper floors.

Built in the early 1820's, houses of this size and style are synonymous with the architectural theme of Cheltenham, and the row of houses in which 118 sits, is well screened at the front by a thick hedge which protects the house from Bath Road, within which is the parking.





Currently arranged as six bedrooms serviced by five bath/shower rooms, the house is substantial with accommodation extending to 4450 square feet in total. There are some stunning rooms, in particular the kitchen/ breakfast room and the drawing room, both on the raised ground floor, are worthy of highlight, with extensive ornate cornice and the drawing room enjoying a lovely fireplace and three doors on to a balcony overlooking the garden.

The flexible lower ground floor space enjoys an independent access at the rear as well as the internal staircase and is currently used as ancillary accommodation to the house, but could be used as separate living space, subject to any consents granted by Cheltenham Borough Council.

The garden is beautifully landscaped with a substantial patio, lawned areas and ornate pathways, accessed from either

the lower ground floor or from steps leading from the raised ground floor balcony. Parking is at the front of the house

Services

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

Tenure

Freehold.

Local Authority

Cheltenham Borough Council.
Tel: 01242 262626.

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 Floor Area 401.0 sq m / 4310 sq ft

Vaults 14 sq m / 140 sq ft

Total 415.0 sq m / 4450 sq ft

(Excluding Store / Courtyard)

Chris Jarrett

Savills Cheltenham

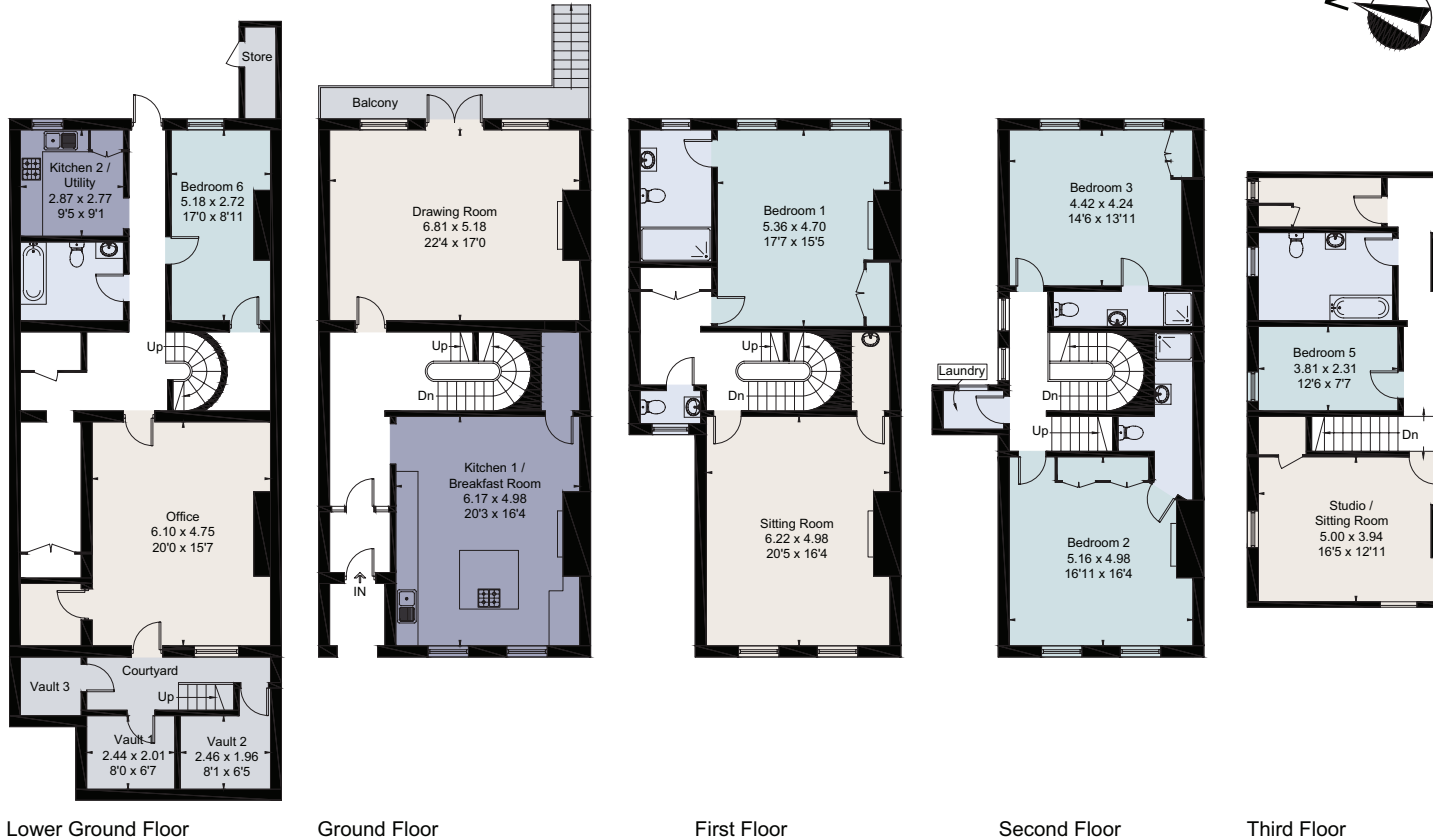
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