



A spacious and elegant apartment

2 The Grange, Evesham Road, Cheltenham, Gloucestershire

Leasehold with share of freehold



Private entrance • reception hall • drawing room • dining room • kitchen breakfast room • two bedrooms • library/ bedroom 3 • bathroom • shower room • wine cellar and storage • private landscaped gardens • single garage and parking

Situation

The Grange is set back from the Evesham Road in Pittville, moments from the Pump Rooms and Pittville Park. This area of Cheltenham is known for its leafy green spaces close to the town centre.

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 which consistently scores highly in the national GCSE schools league table.

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 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

The Grange is an elegant Grade II listed detached villa dating from around 1830 and later converted into just four dwellings (two apartments and two 'wings'). No. 2 occupies the raised and lower ground levels and offers wonderful and well proportioned accommodation, with elegant period features such as dramatic high ceilings together with ornate corning and sash windows. The property would benefit from a programme of refurbishment and updating.

The apartment can be approached via its private gardens to the front, or through a private front door at the rear of the building at ground level. An entrance lobby leads to a reception hall, with doors off to the wine cellar storage, plus a bedroom and the shower room. An inner hall and curved staircase lead up to





the raised ground floor. The principal reception room is a stunning and well proportioned drawing room, with an ornate fireplace with fitted gas fire, beautiful high double doors and two large floor to ceiling sash windows with French doors overlooking the apartment's private garden to the front. Also off this room is the dining area, and the room currently used as a library, with fitted bookshelves, which would be equally suitable as a large bedroom. This room also has large sash window/French doors leading to the gardens. At the rear is a kitchen, another bedroom and the bathroom.

Outside and to the rear of the building there is a single garage and allocated parking space.

The entire garden to the front belongs to No. 2 and is beautifully landscaped with a stunning water feature, areas of lawn and patio and well stocked flower and shrub borders.

Services

Mains water, electricity, gas and drainage.

Local Authority

Cheltenham Borough Council.
Tel: 01242 262 626.

Postcode

GL52 3AE

Tenure and maintenance

999 year lease from 2006 with freehold shared between 2 & 3 The Grange. The two properties share the maintenance costs 50/50.

Viewing

Strictly by appointment.



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Approximate Floor Area 208.3 sq m / 2242 sq ft



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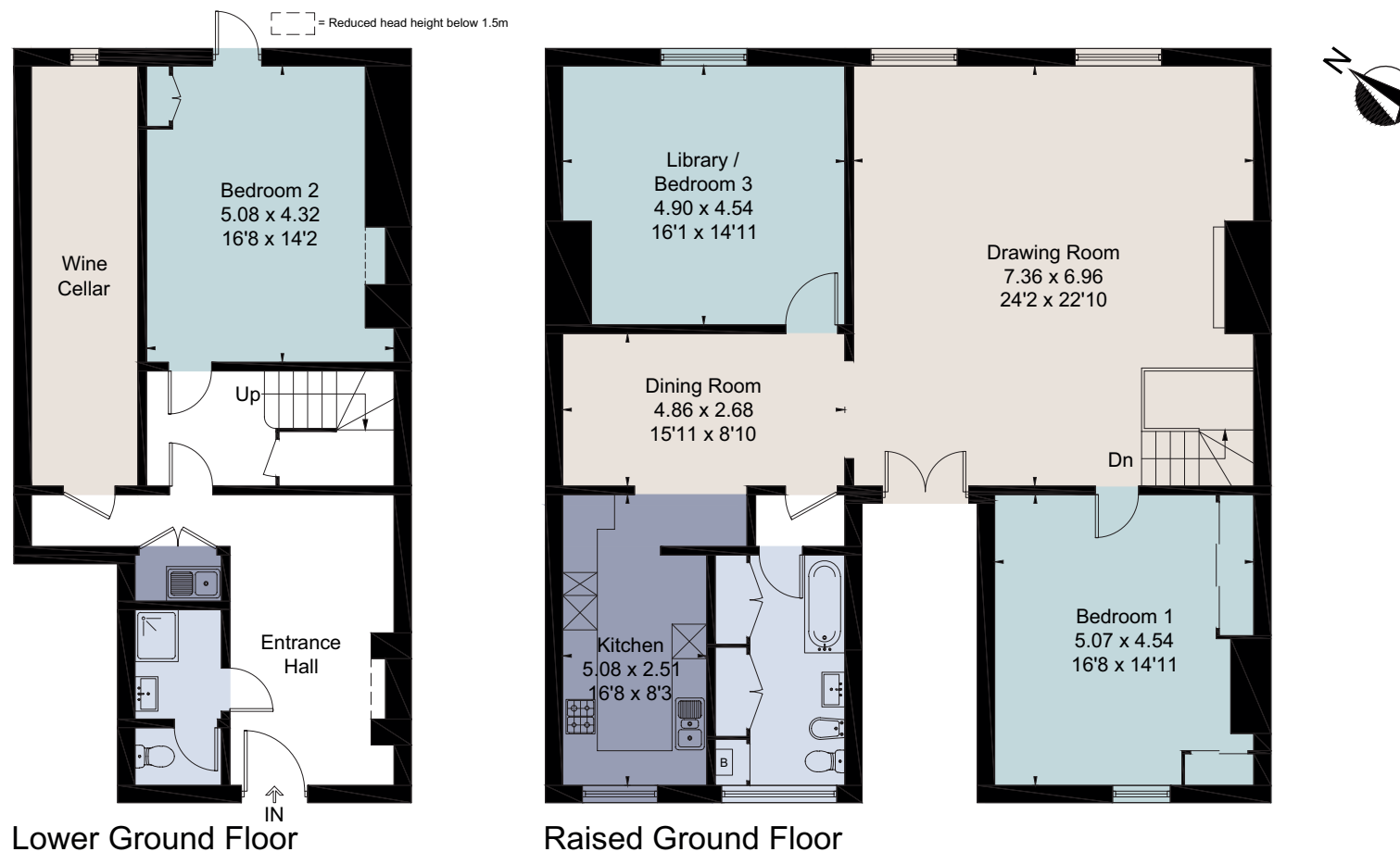
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