



A beautifully presented detached Grade II listed house

Hales Road, Cheltenham, Gloucestershire, GL52 6ST

Freehold



Entrance hall • drawing room • sitting room • dining room/study • kitchen • 9 bedrooms (7 en suite) • family bathroom • laundry room • extensive parking • outstanding large rear garden with storage

Local Information

125 Hales Road is a well located and beautifully presented detached Grade II listed house found to the East of Cheltenham town centre and benefitting from a superb large garden.

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.

About this property

Previously run as a successful Bed and Breakfast business and now being sold as a residential dwelling, 125 Hales Road is a large and beautifully presented Grade II Listed house.

With extensive living accommodation on three floors, the flexible living space is currently arranged as nine bedrooms including seven with en suite shower rooms, supplemented by a further bathroom.

On the ground floor is the traditional central hallway with reception rooms either side. The marvelous drawing room is to the

left with a stunning fireplace and authentic ceiling corning. To the right of the hallway are two interconnecting reception rooms, currently used as a sitting room at the front and a dining room/study at the rear. At the back of the house is a cloakroom and the kitchen/breakfast room opening out in to the garden at the rear.

Externally are really good sized grounds extending to about 0.35 acres which includes an in/out driveway at the front with a further driveway along the side of the house. There are lawned gardens with patio immediately at the back of the house with further parking beyond. There is a very useful detached outbuilding of 34 feet by 13 feet in size, with further lawned gardens beyond.

Services

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

Tenure

Freehold

Local Authority

Cheltenham Borough Council, Cheltenham

Energy Performance

EPC Rating = Exempt





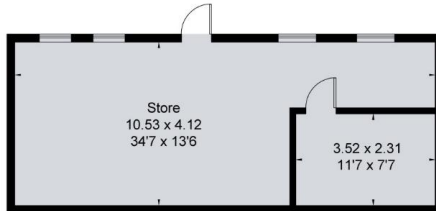
Approximate Area = 304.4 sq m / 3276 sq ft
 Outbuilding = 43.2 sq m / 465 sq ft
 Total = 347.6 sq m / 3741 sq ft
 Including Limited Use Area (1.2 sq m / 13 sq ft)
 For identification only. Not to scale.
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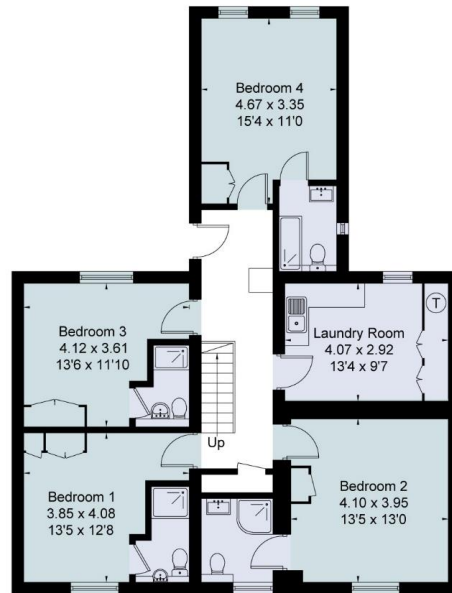
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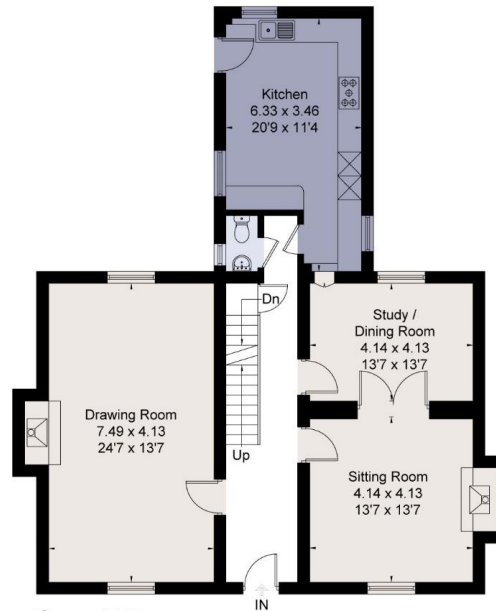
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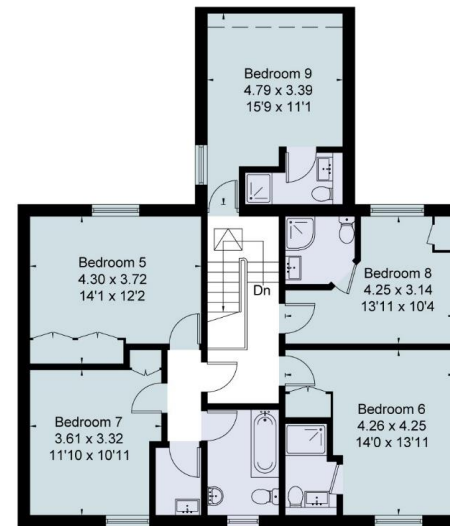
(Not Shown In Actual Location / Orientation)



Lower Ground Floor



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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