



# A lovely detached family house

10 Sydenham Road South, Cheltenham, Gloucestershire, GL52 6EF

Freehold





Entrance hall • sitting room • dining room • garden room  
• kitchen/breakfast room • utility • integral garage  
• cloakroom • 4 bedrooms (1 en suite) • family bathroom  
• attic room • garden • off street parking

### Situation

Sydenham Road South is a popular residential road in the Fairview district of Cheltenham, with excellent access to the town centre, yet tucked away off the main roads.

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.

### Description

10 Sydenham Road South is a good sized detached 1930's house in a popular residential location close to the town centre yet brilliantly tucked away off the main roads.

With a tarmac driveway to the front, the house is nicely set back from the road with plenty of parking space and an integral single garage. The rear garden is well enclosed and is laid mostly to lawn with a wide patio immediately to the rear of the house. At the far end of the

garden is the summerhouse which is insulated and features an electric supply, thus making it ideal for evening entertainment.

The central entrance door provides access to the hallway with doors leading off. To the right is the front to back sitting room with a window to the front elevation and double opening doors to the garden at the rear.

Across the hall is the dining room, another generous reception room, with a cloakroom dead ahead.

The kitchen/breakfast room is diagonally left with a range of cupboard and drawer units and a further door in to the extended garden room, with skylights and further doors in to the garden. Left from the kitchen is the utility room, with a further range of cupboard and drawer units, secondary sink, door to the side and a door in to the single garage.

On the first floor are four double bedrooms including a main bedroom with an en suite shower room and a walk in wardrobe, with a family bathroom serving the remaining three bedrooms. A set of steps leads up to the attic room which is currently used as a storage and office space.







**Additional information**

**Services**

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

**Energy Performance**

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

**Local Authority**

Cheltenham Borough Council.  
Tel: 01242 262626.

**Viewing**

Strictly by appointment with Savills.

**Tenure**

Freehold



**10 Sydenham Road South, Cheltenham, Gloucestershire, GL52 6EF**

**Approximate Area (Excluding Attic Room)** 158.5 sq m / 1706 sq ft

**Attic Room** 42.2 sq m / 454 sq ft

**Including Limited Use Area** (30.8 sq m / 332 sq ft)

**Garage** 9.2 sq m / 99 sq ft

**Total** 209.9 sq m / 2259 sq ft

**Chris Jarrett**

Savills Cheltenham

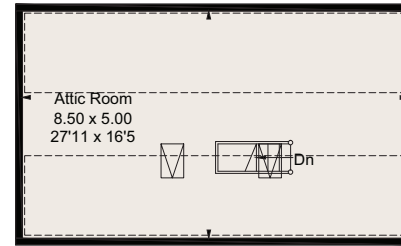
**01242 548 000**

cheltenham@savills.com

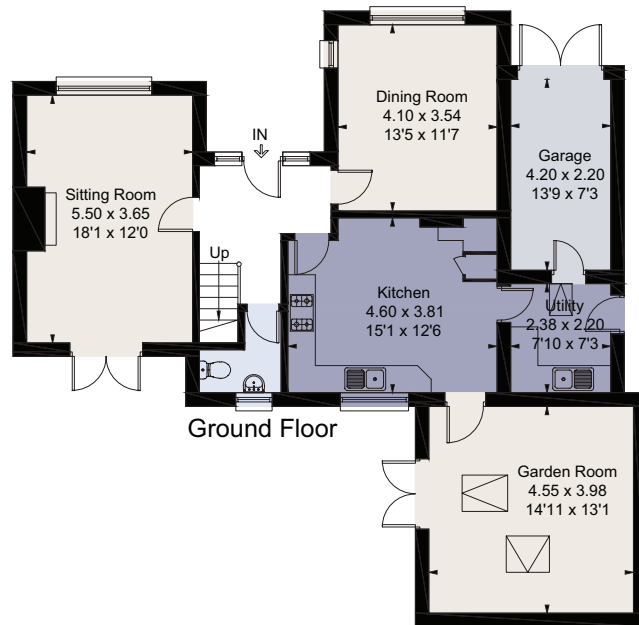


savills

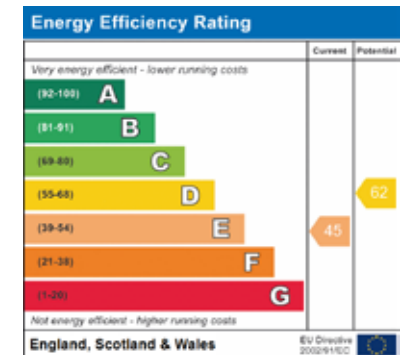
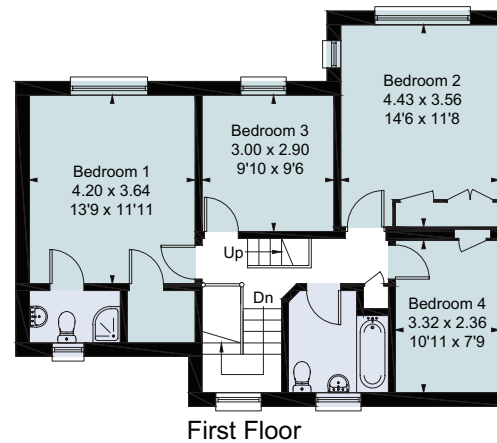
savills.co.uk



= Reduced head height below 1.5m



Second Floor



For identification only. Not to scale. © 201120CJ

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

