



A lovely semi-detached period house

Alexandra Villa, 18 College Road, Cheltenham, Gloucestershire GL53 7HX

Freehold



Entrance hall • sitting room • dining room • kitchen/
breakfast room • four upper floor bedrooms with family
bathroom • lower ground floor with two further
bedrooms • additional bathroom • utility room/secondary
kitchen • Lovely mature garden • on street permit parking.

Situation

College Road is a popular tree lined residential road close to the centre of Cheltenham and close to Sandford Park.

Alexandra Villa is found roughly halfway along the road with a South East facing rear garden with a small front courtyard setting the house slightly back from the road.

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

Alexandra Villa is a lovely semi-detached period house in a lovely sought after residential road close to the centre of Cheltenham and within a short walk of Sandford Park.

With generous and versatile accommodation arranged over four floors, the house offers opportunity to make use of the lower ground floor if desired and subject to any requisite permissions.

Overall there are currently five bedrooms including the two on the lower ground floor, service by two bathrooms, and two reception rooms on the raised ground floor.





A generous extended kitchen/breakfast room opens in to the garden which faces South East and is of a very good size for an urban property, with a variety of mature plants and shrubs throughout. Secondary access from the garden can be gained to the lower ground floor via the utility room which could be adapted in to a secondary kitchen.

Parking is by way of on street permits which can be obtained via Cheltenham Borough Council if required.

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 Area 199.7 sq m / 2149 sq ft
Including Limited Use Area (1.0 sq m / 11 sq ft)



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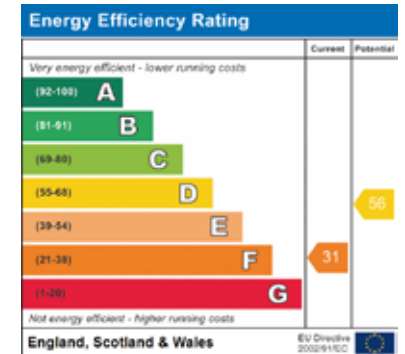


Ground Floor

First Floor

Second Floor

Third Floor



For identification only. Not to scale. © 200616CJ

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