



A classic red brick period town house

38 St. Luke's Road, Cheltenham, GL53 7JJ

Guide £995,000 Freehold



Entrance hall • sitting room • dining room • kitchen/
breakfast room • utility • study • cloakroom • four double
bedrooms • two stylish bathrooms and a shower room
• pretty town garden • large storage shed • residents
permit parking.

Situation

St. Luke's Road is a popular tree lined residential road close to the centre of Cheltenham and close to Sandford Park. Number 38 is found roughly halfway along the road overlooking St. Luke's Church.

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

38 St. Luke's Road is stylish period town house in a lovely sought after residential road close to the centre of Cheltenham.

The property has been tastefully updated and remodelled by the current owners and offers versatile accommodation over four floors retaining a wealth of character features throughout with a contemporary twist.

The impressive upper ground floor welcomes you with a large entrance hall, leading to a generous sitting room with views to St. Luke's Church and opening to a separate dining room with large sash windows, beautiful cornicing, deep skirting boards and lovely period fireplaces.





The lower ground floor offers a stylish kitchen/breakfast room well equipped with a range of modern built in appliances, a large central island perfect for entertaining family and friends with triple bi-folding doors opening to the pretty rear garden. A downstairs shower room, utility area, pantry and office completes the lower ground floor accommodation.

There are four good sized bedrooms and two modern bathrooms in total over the top two floors, with lovely views to the front and rear aspects.

Outside the pretty garden has low maintenance in mind, mainly laid to synthetic lawn, patio area perfect for alfresco dining, a generous storage shed and enclosed by traditional brick walls. The attractive front garden is enclosed by wrought iron railings with steps leading to both front and lower ground floor entrances.

Services

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

Local Authority

Cheltenham Borough Council. Tel: 01242 262626.

Tenure

Freehold

Council Tax

Band = E

Energy Performance

A copy of the full Energy Performance Certificate is available upon request. EPC Rating = X

Viewing

Strictly by appointment with Savills.



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Approximate Area 223.5 sq m / 2406 sq ft

Including Limited Use Area (2.5 sq m / 27 sq ft) (Excluding Shed)

Contact

Savills Cheltenham

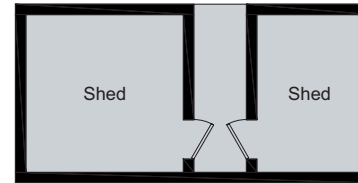
01242 548 000

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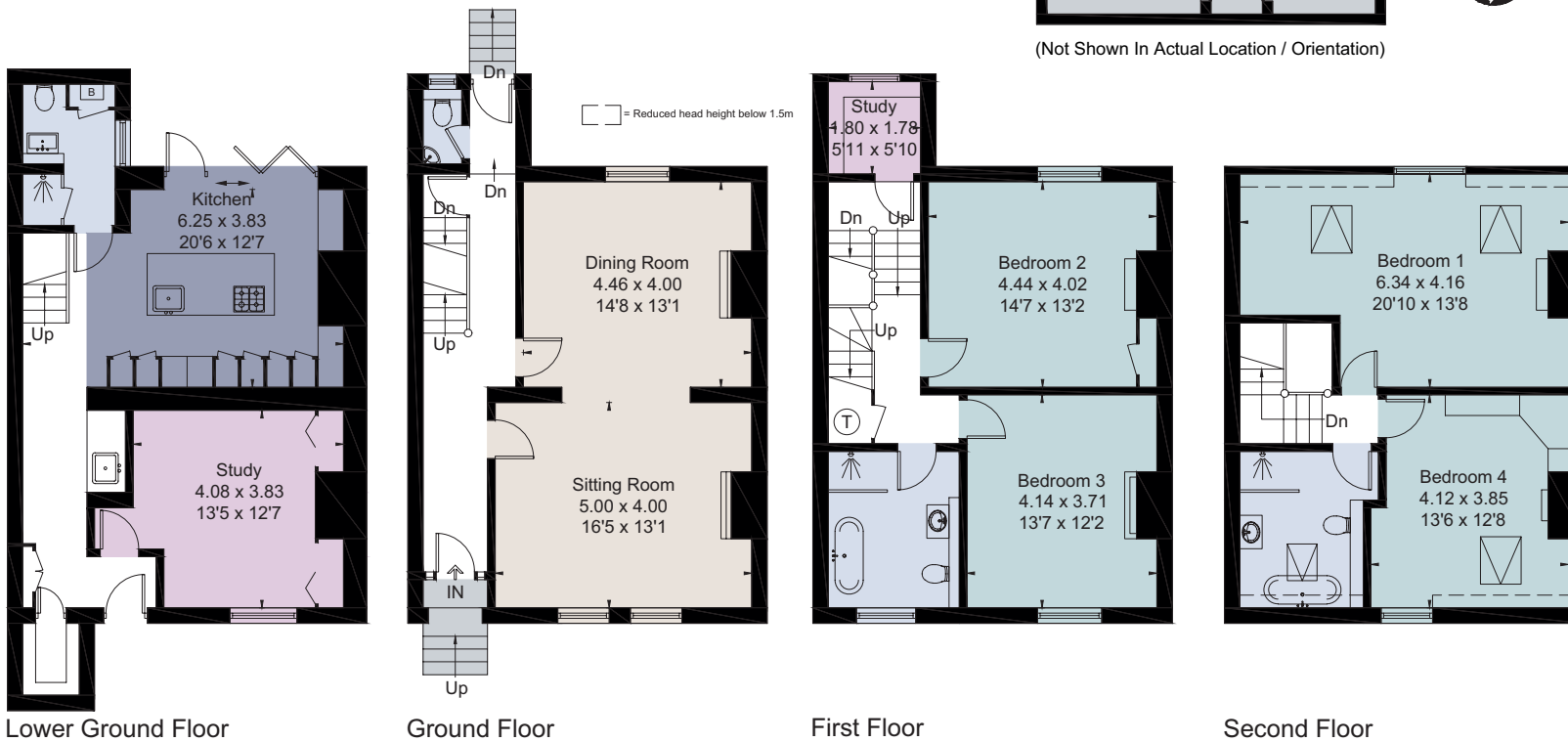


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(Not Shown In Actual Location / Orientation)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For identification only. Not to scale. © 220923AM

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