



A beautifully presented Grade II listed terraced house

Berkeley Street, Cheltenham, Gloucestershire GL52 2SX

Guide £975,000. Freehold

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Entrance hall • sitting room • dining room • kitchen/
breakfast room • study with additional storage
• cloakroom • main bedroom • en suite bathroom • three
further bedrooms • family bathroom • enclosed garden
• balcony • parking and garage

Situation

Berkeley Lawn is found in a highly central location on Berkeley Street, less than half a mile from Boots Corner and the surrounding facilities including John Lewis.

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

Berkeley Lawn is a wonderful Grade II listed terraced house with substantial and versatile living accommodation arranged over four floors found in a very central location.

A key feature of the house is the parking and garaging which is a huge rarity in a location as close to the centre of town.

Internally the house is presented in very good decorative order with the kitchen/breakfast room and the en suite bathroom to the main bedroom particular highlights.

The generous and versatile living accommodation is arranged over four floors, with three bedrooms and a family bathroom on the second floor, including two double bedrooms and a single. On the first floor is the main living accommodation, with a stunning sitting room at the





front including a balcony and lovely fireplace. A door leads in to the dining room and beyond is the kitchen/breakfast room, with a central island unit and a range of built in units.

On the raised ground floor is the impressive main bedroom, with a large built in cupboard, and access in to the wonderful en suite bathroom, comprising a central bath, separate shower, WC and twin basins. A further WC is accessed from the hall. In the lower ground floor is an additional living space, currently used as a study/gym, but offering lots of potential for alternative uses, with further access in to a storage area/ courtyard.

Outside, at the front, is an enclosed courtyard garden laid to hard landscaping, supplemented by the courtyard and the balcony. At the rear is a garage and parking space accessed from Witcombe Place.

Services

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

Tenure

Freehold

Local Authority

Cheltenham Borough Council.
Tel: 01242 262626.

Council Tax

Band = E

Viewing

Strictly by appointment with Savills.



Berkeley Lawn, Berkeley Street, Cheltenham, Gloucestershire GL52 2SX

Approximate Area 190.8 sq m / 2054 sq ft

Basement 55.8 sq m / 601 sq ft

Garage 19.9 sq m / 214 sq ft

Total 266.5 sq m / 2869 sq ft



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