

# Presenting: St. Georges Road, Cheltenham, GL50 3



A splendid semi-detached Victorian villa in a superb location on the edge of town.

ADAM HALLIWELL

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## About this property...

Presenting a splendid semi-detached, early Victorian villa, with substantial accommodation. The property is well presented and offers a wealth of flexible accommodation options, including the separate use of a two bedroom lower ground floor flat.

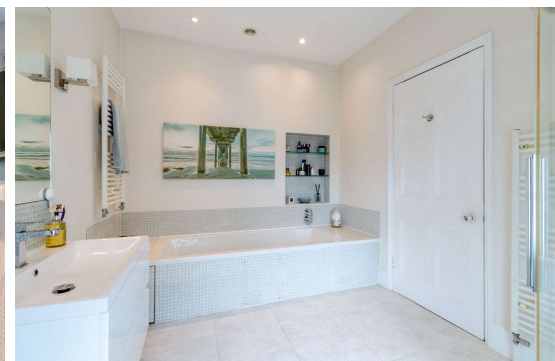
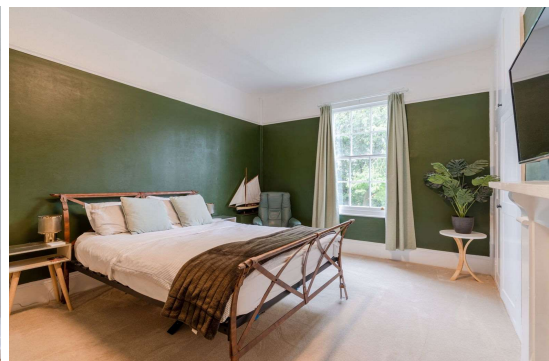
The property boasts a generous layout, beautifully balanced over three floors. In the main part of the house, the accommodation is generous. The ground is entered via a grand recessed porch and steps to the front door. The hallway with stylish rising staircases on split levels, also gives access to all the main ground floor rooms. The high ceilings of the home are most notable on this floor with the large living room/drawing room to the front with feature fireplace. Double doors open up into the dining room, a perfect layout for entertaining and family living. This floor is completed by the stylish kitchen/breakfast room and useful utility room and cloakroom with access to outside.

Up the stairs the first mezzanine up is the fourth bedroom, with further stairs up to the first floor, providing three substantial rooms, a large main bathroom and a refitted and large en-suite to the master. These rooms also benefit from high ceilings and large windows, making the house feel so much larger than its already generous floor space.

From the main hall, on the lower mezzanine is a neatly tucked away office, a perfect place to escape on those work calls.

Following down the stairs into the lower ground is the apartment. A substantial property in its own right, ideal as a let, or incorporated into the main house, its two bedrooms, living room, generous kitchen, bathroom and utility make it a flexible option. One of the family members can live here, ideal for a parent or teenager. The property features a garage and additional parking facilities, providing ample space for 4 or 5 vehicles, a convenience that is increasingly rare in such prime, town locations. A smart and well maintained garden provides the property's outdoor space, offering a serene retreat from the bustle of everyday life. This garden is a substantial 60' x 50' in size, unusually large for a substantial home, so close to town.





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## Property Features...

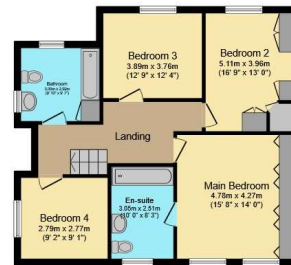
- Four bedrooms
- Additional two bedroom apartment
- Three reception rooms
- Three floors
- 50' x 60' rear garden
- Garage
- Utility room
- Large en-suite



**Lower Ground Floor Flat**  
Floor area 105 sq.m. (1130 sq.ft.)



**Ground Floor**  
Floor area 95 sq.m. (1022 sq.ft.)



**First Floor**  
Floor area 95 sq.m. (1022 sq.ft.)

**TOTAL: 295 sq.m. (3174 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## About this location...

The location of this property is second to none, with excellent public transport links and a plethora of local amenities within easy reach. Daily conveniences are just a stone's throw away, including Waitrose and a delightful coffee shop just a 5-minute walk away. The property is conveniently located less than a 10-minute walk.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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