



MORGAN ASSOCIATES

— ESTATE & LETTINGS AGENCY —

St. Lukes Road,
Cheltenham GL53 7JJ
Guide Price £740,000



St. Lukes Road,

Cheltenham GL53 7JJ

An elegant Victorian Townhouse with Separate Basement Apartment in St. Lukes, Cheltenham

Full Description:

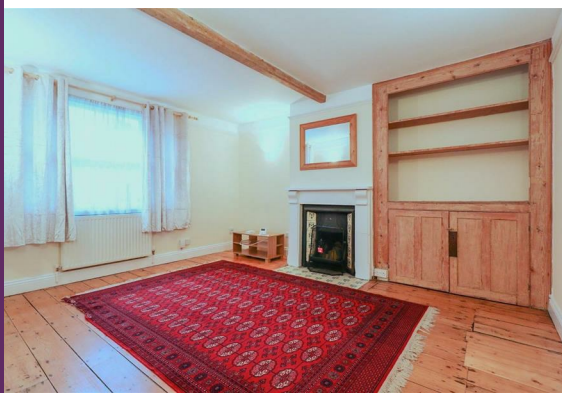
Nestled in the heart of St. Lukes, Cheltenham, this exquisite four-bedroom Victorian mid-terraced house exudes charm and sophistication. Standing proudly overlooking the historic St. Luke's Church, this Victorian townhouse is within walking distance of Cheltenham's principal shopping areas, beautiful parks, and Cheltenham General Hospital.

Main House:

Spread across three floors and offering a total of 2300 square feet of living space, including the basement apartment, the main house epitomises elegant living. Enter via steps leading to the grand front door, opening into a welcoming hallway. The ground floor boasts a spacious living room and dining room, both featuring high ceilings, cornicing, sash windows, and ornate fireplaces. The kitchen, fitted with a range of units and space for a breakfast table, provides access to the charming rear garden.

Ascend to the mezzanine level to find a quaint bathroom with a separate shower and bath. The first floor includes two generous double bedrooms and a large single bedroom, all with tall ceilings and sash windows, with the master bedroom featuring a fireplace. The second floor offers a delightful double bedroom with vaulted ceilings and another feature fireplace.





Basement Apartment:

Accessible via its own entrance, the basement apartment is a self-contained unit ideal for rental or serviced accommodation. It includes a kitchen with garden access, a spacious living room with a feature fireplace, a bedroom, a bathroom with a shower over the bath, a large cupboard or small study, and its own private paved courtyard.

Exterior:

The property benefits from a private rear garden laid with lawn and bordered by hedging for added privacy. On-street residents permit parking is available.

Location:

Located in the sought-after parish of St. Luke's, this property is just steps away from two beautiful parks, one with a children's play area and the other featuring the famous Sandford Park Lido. The High Street, Promenade, and Montpellier offer a range of bespoke boutiques, cafés, fine restaurants, and high street stores, all within a short, enjoyable walk.

With excellent access to Cheltenham College, Cheltenham Ladies' College, and Dean Close, as well as superb road connections via the A40 and A435, and Cheltenham train station just under 2 miles away, this property offers both elegance and convenience.

This highly individual Victorian townhouse, with its separate basement apartment, offers a unique opportunity to experience refined living in one of Cheltenham's most desirable areas.

Further Information:

Tenure: Freehold

Services: Mains gas, electricity, water and drainage. Gas central heating.

Local Authority: Cheltenham Borough Council. Tel. 01242 262626

Council Tax Band: E (main house) & A (basement apartment).

Floor Plan

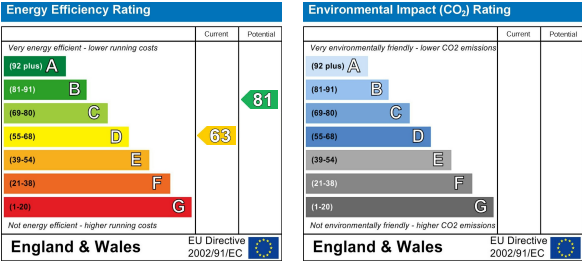
Approximate Gross Internal Area
Lower Ground Floor = 67.6 sq m / 728 sq ft
Ground Floor = 67.5 sq m / 726 sq ft
First Floor = 67.3 sq m / 724 sq ft
Second Floor = 14.2 sq m / 153 sq ft
Total = 216.6 sq m / 2331 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Cheltenham Home Inspection © 2024

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Energy Efficiency Graph



Area Map



Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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