



Knowle Lodge 8 Sydenham Road North, Cheltenham, GL52

Asking Price £1,200,000



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Knowle Lodge 8 Sydenham Road North

Cheltenham, GL52 6EA

- NO ONWARD CHAIN
- DRIVEWAY PARKING
- HOUSE EPC: E
- HOUSE COUNCIL TAX BAND: F
- SEPARATE APARTMENT
- GARAGE
- APARTMENT EPC: C
- APARTMENT COUNCIL TAX BAND: A

The Main House

Lower Ground Floor Apartment

Garden



The raised Ground Level begins with the Grand Entrance Hallway, that follows with a view of the original banister and rails to the staircase, which quaintly hides within it, the ground floor WC and washbasin.

A Double Drawing Room is situated at the front of the house and with tall sash windows and an original marble fireplace.

A Second Large Dining Room with large feature windows and a second original marble fireplace.

Fully Fitted kitchen and Breakfast Room including integrated appliances and wall-to-wall units and base and wall units. The French original doors lead to a Utility Area/ conservatory a back door, leading to the rear garden.

The Half Landing contains a Double Bedroom, with fitted cupboards, hallway storage units and a separate family bathroom comprising of a three-piece suite with integrated vanity units and shower, fully tiled.





The Upper Floor Landing enjoys a wide space for further shared entertainment and allows access to the upper three bedrooms. Firstly, the Master Bedroom, with ensuite three-piece bathroom including a Whirlpool corner bath and shower, with integrated vanity units. The First Spacious Front Bedroom with wall-to-wall fitted wardrobes again enjoys the beautiful and open view of leafy Sydenham Villas Road and it's period dwellings. The Second Smaller Front bedroom also enjoys the view above and with its high ceiling provides another comfortable and cosy sleeping area. Loft boarded to enable storage and persons to walk on, with a Velux Window and Sky Light. The Roof was renewed in the mid-1980's. The property is heated with Gas Central heating throughout.

This apartment was fully and professionally renovated with extensive building works in the late 1980's, to building code and Cheltenham Borough Council supervision. Some of these items include: inner block walls, DPC, floors (including hardcore), rewired to satisfy Electrical Certification that has continued to date. This successful redevelopment of the apartment has resulted in the intention to become a warm, safe and solid home, since its completion. In addition to the above, it has been recently refurbished and available to be inhabited, without any further additional works.

The Apartment has an open plan lounge with a fully fitted kitchen a separate utility area. As the unit above, it is heated with Gas Central heating and has a three-piece bathroom suite and under-floor heating for extra comfort.

The enclosed back garden includes an elevated, original brick walled boundary, with a lawn, tree, shrubs and variety of plants. It serves the Main House and if necessary, the Lower Ground Apartment. Alternatively, it can be exclusive to allow private access to the Main House.

The Front garden, still processes the original period railings and flower boarders. It is a tarmacked drive and has parking for several cars and also allows access to the rear garage.

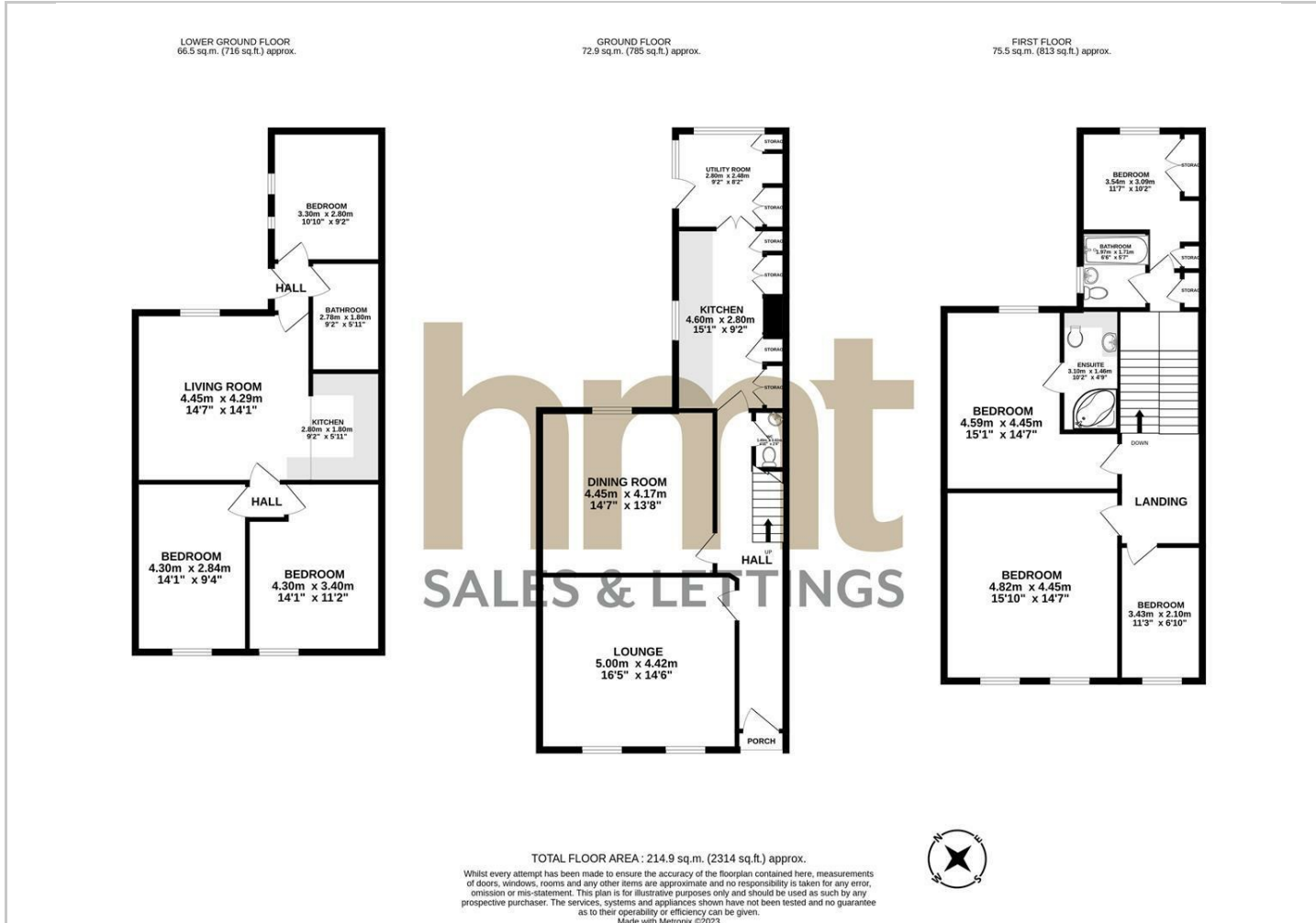
Directions

Leaving the HMT office, head through the town centre onto Albion Street which becomes Berkeley Street. At the traffic lights, turn left onto Hewlett Road and then right onto Carlton Street. This then becomes Sydenham Road North and the property is located on the left hand side.

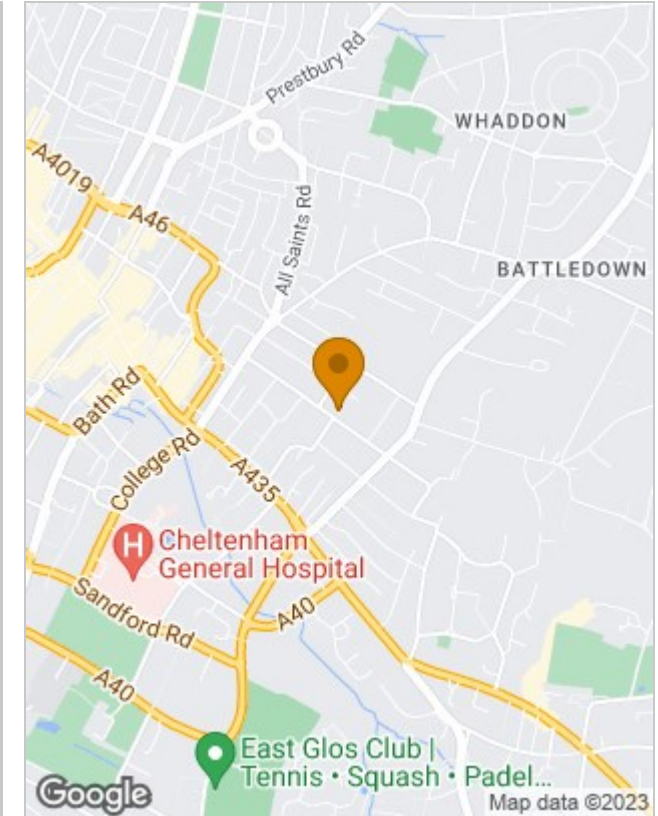




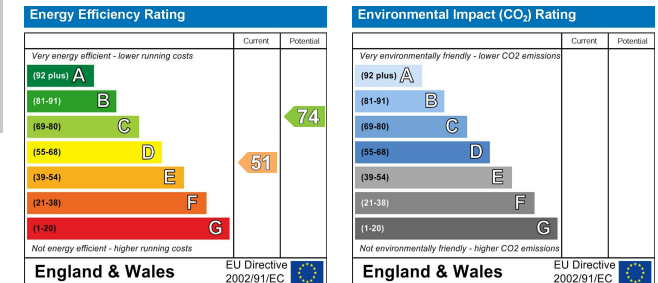
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our HMT Office on 01242 521322 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.