

## Painswick Lodge, Shurdington Road, Cheltenham, Gloucestershire GL53 0JG



Grade II listed period property • Three bedroom apartment • Spacious living • Off road parking • Share of freehold • Close to Bath Road • Viewing highly recommended



## Painswick Lodge,

Shurdington Road, Cheltenham, Gloucestershire GL53 0JG

### Key Features



3  
Bedrooms



2  
Bathrooms



1  
Reception

### About the property

This elegant three-bedroom upper ground floor apartment, with private front door, blends timeless period charm with modern comfort, creating a truly special home. Brimming with character, the property retains a host of original features and is ideally located just a short stroll from the vibrant Bath Road, with its eclectic mix of shops, bars, and restaurants.

Step inside to find a grand entrance hall, where glazed double doors lead into a welcoming inner hallway, which can also be used as a dining area. The heart of the home is the stunning living room, enhanced by impressive triple sash bay windows that flood the space with natural light and frames leafy views to the front.

The kitchen/breakfast room is both stylish and practical, beautifully fitted with contemporary units, integrated appliances, and plenty of space for relaxed dining.

The principal bedroom enjoys the luxury of a sleek en suite, while two additional bedrooms offer flexible accommodation for

family, guests, or home working. A well-appointed main bathroom completes the interior.

Outside, there's off-road parking for at least two vehicles, and the apartment benefits from gas central heating throughout - ensuring year-round warmth in this beautifully restored period gem.

### Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

### Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

### Directions

From our office, head south west on Bath Road. At the roundabout take the second exit onto Shurdington Road. Painswick Lodge is situated on the right hand side, 67







Shurdington Road.  
What3Words: ///races.sobs.scope

#### Services & Tenure

The tenure leasehold, 999 year from 1963. Service/Maintenance charge £1,500 per annum payable monthly. All mains services are understood to be connected.

#### Local Authority

Cheltenham Borough Council

Council Tax Band- C

#### Our reference

CHE/NB/MS/30042025

#### We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: [cheltenham@perrybishop.co.uk](mailto:cheltenham@perrybishop.co.uk)



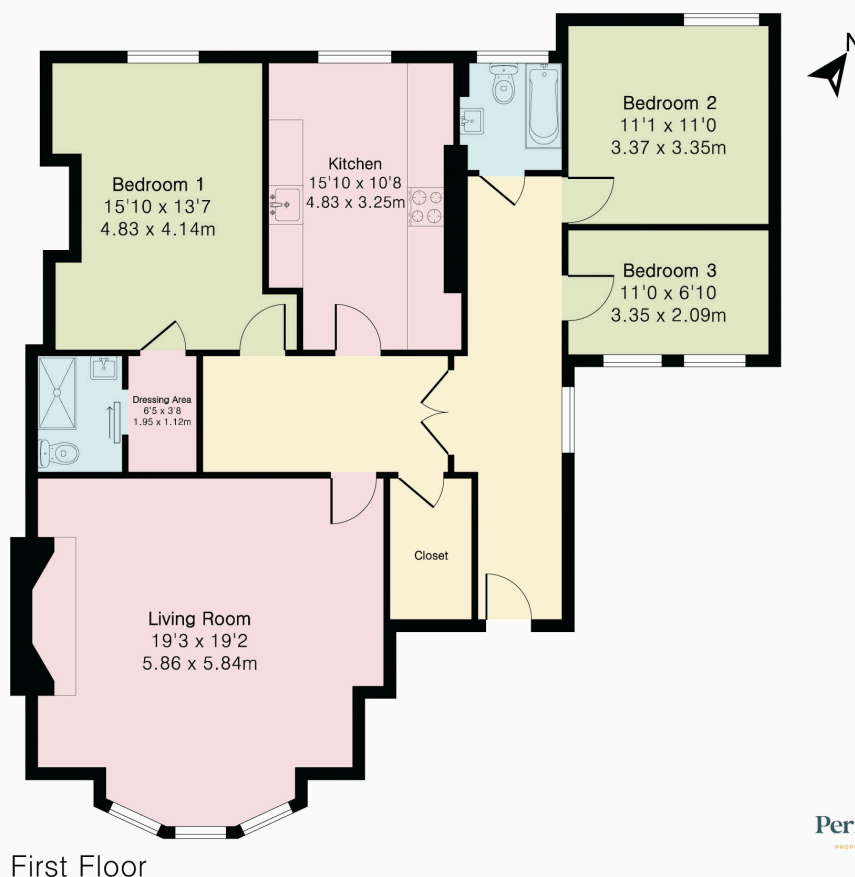
### *what the owner said*

"We are 400 yards from the well known Bath Road area with its two supermarkets, Post Office, cafes, restaurants, other shops and two pubs. There is a pharmacy and our building is within 120 yards of a GP surgery. The famous Cheltenham Bridge Club is just half a mile away. We are adjacent to The Park area which is ideal for walks. There are frequent buses to take one into town - numbers 10 & 66. It is a very convenient place to live."





## Approximate Gross Internal Area 1191 sq ft - 111 sq m



PerryBishop  
PROPERTY MADE PERSONAL



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



PerryBishop  
PROPERTY MADE PERSONAL

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: [cheltenham@perrybishop.co.uk](mailto:cheltenham@perrybishop.co.uk)

[perrybishop.co.uk](http://perrybishop.co.uk)

**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

