

## Hewlett Road, Cheltenham, Gloucestershire GL52 6AF



Period features • Five bedrooms • Excellent location • Flexible living space • Rental income potential • Two reception rooms • EPC Grade II Listed

# Hewlett Road,

Cheltenham, Gloucestershire GL52 6AF

## Key Features



5  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

A rare opportunity to acquire a spacious and flexible period property in the heart of Hewlett Road, just moments from Cheltenham town centre.

Frankfort Lodge is a charming and substantial five-bedroom, two-bathroom residence arranged over three floors, offering both versatile family living and also potential for additional rental income.

The ground floor features two elegant reception rooms – a formal living room and a dining room – both with sash windows, high ceilings, and period detailing that reflect the home's heritage. A separate WC and bedroom on this level provide added convenience and flexibility, making the layout ideal for guests, home working, or multigenerational living.

Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom, providing comfortable and practical accommodation for families or professional sharers.

The basement level is a real highlight, offering private access to both the front and rear of the property. Currently comprising a kitchen/dining room, utility room, workshop, and a fifth bedroom, this floor offers excellent potential to be converted into a self-contained apartment (subject to the necessary permissions). Whether used to generate additional rental income, provide space for extended family, or serve as a creative work-from-home zone, this area is full of promise.

This unique and flexible property combines character, space, and development potential in one of Cheltenham's most desirable residential areas. Early viewing is highly recommended.

## 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 Perry Bishop, head northeast along Bath Road (A46) toward the town centre, continuing past the junctions with Leckhampton Road and Suffolk Road. Stay on the A46 as it curves around the edge of the town centre, then turn left onto Hewlett Road. Follow Hewlett Road for around half a mile, passing the junctions with All Saints Road and Fairview Road. The property will then be found as indicated by a Perry Bishop 'For Sale' board.

What3Words: ///pool.target.spoon

## Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

## Local Authority

Cheltenham Borough Council

Council Tax Band E

## Our reference

CHE/BM/KF/07072025

## We'd love to hear from you

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**Approximate Gross Internal Area 2013 sq ft - 186 sq m**

Lower Ground Floor Area 671 sq ft – 62 sq m

Ground Floor Area 671 sq ft – 62 sq m

First Floor Area 671 sq ft – 62 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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