

All Saints Road, Cheltenham, Gloucestershire GL52 2HA



Five double bedroom period property • Flexible living accommodation • Two off-road parking spaces • Functional basement • Excellent location • Characterful features throughout • EPC D

All Saints Road,

Cheltenham, Gloucestershire GL52 2HA

Key Features



5
Bedrooms



2
Bathrooms



2
Receptions

About the property

A characterful and versatile five-bedroom Edwardian townhouse, offering period charm and off-road parking.

Located on the ever-popular All Saints Road, this substantial and elegant home offers spacious, flexible living set over four floors, rich in character and original features. With five bedrooms, multiple reception spaces, a private garden and the rare benefit of off-road parking, this is a superb opportunity to acquire a truly special home in one of Cheltenham's most desirable areas.

Behind a charming stone-chipped fore garden, enclosed by wrought iron railings and accessed via a matching gate, the property enjoys a smart and welcoming street presence. To the side, a shared access leads to two allocated parking spaces, a valuable asset in this central location.

Internally, the ground floor is full of period charm, with high ceilings, decorative corning and sash windows. The accommodation comprises a generous sitting room which flows seamlessly into the dining room. A further reception room offers even more flexibility. The kitchen is well-equipped and thoughtfully designed, and there is also a shower room on this level for added convenience.

The lower ground floor (basement level) provides two additional rooms with natural light-ideal for use as a home office, gym, workshop or further living space.

On the first floor, there are three spacious double bedrooms and a well-appointed family bathroom. The second floor features two additional bedrooms, making this home ideal for larger families or guests.

To the rear, the property boasts a private and enclosed garden, offering degree of seclusion. Mostly bordered by brick built walls and fencing, the space is ideal for relaxing or entertaining in a peaceful setting.

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 north towards the town centre, and at the traffic lights by the Norwood Arms, continue straight onto Oriel Road. Shortly after passing Sandford Park on your right, turn right onto College Road. Follow College Road past the hospital, then turn left at the lights onto London Road (A435). Almost immediately, turn left again onto All Saints Road. Continue along All Saints Road, where our property can be found by a Perry Bishop 'For Sale' board.

What3Words: ///turned.prone.heap

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/04072025

We'd love to hear from you

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Approximate Gross Internal Area 2164 sq ft - 201 sq m

Basement Floor Area 303 sq ft – 28 sq m

Ground Floor Area 849 sq ft – 79 sq m

First Floor Area 749 sq ft – 70 sq m

Second Floor Area 263 sq ft – 24 sq m



Basement

Ground Floor

First Floor

Second Floor

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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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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.

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