



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



65 GRATTON ROAD

Cheltenham

# 65 Gratton Road, Cheltenham, GL50 2BZ

## An exceptional Grade II Listed Townhouse

### Location

65 Gratton Road is superbly located in Leckhampton, a quiet residential area just to the south of Cheltenham's town centre and one of the town's most sought-after areas. Believed to date back to the early 1800s, this stunning Grade II Listed period townhouse with its striking front door, occupies an ideal position on the tree lined street.

Leckhampton's wide range of local amenities are all within striking distance on the Bath Road, only a short walk away. One is spoilt for choices with a variety of boutiques, cafes, restaurants, bakeries, butchers, greengrocers and pubs.

Nearby Tivoli, Montpellier and The Suffolks are home to a huge choice of restaurants, bars, hotels and boutique shops. Montpellier and Imperial gardens play host to the various festivals throughout the year which include the Jazz, Music, Literature and Science Festivals.

Sporting opportunities are abundant with nearby golf courses in Charlton Kings, Ullenwood, Naunton and Cirencester; bridle paths are plentiful; sailing, cycling and water sports can be enjoyed at the Cotswold Water Park.

The area offers an excellent choice of state, grammar and private schools such as Leckhampton C of E Primary School, The High School Leckhampton, Cheltenham Colleges, Pate's Grammar, St Edwards, Richard Pate's and Dean Close, to name but a few.

Communication links are excellent with the M5 motorway link at J11 providing access both North and South, the A40 to Oxford and London and the A419 to the M4. There are regular direct trains to London Paddington from Cheltenham Spa Railway Station, which is approximately 1 mile away. The international airports of Birmingham and Bristol are within one hour's drive.

*Cheltenham Spa train station 1 mile  
(direct trains to London Paddington)*

*Cirencester 15 miles*

*M4 (Junction 15) 32 miles*

*Oxford*

*All distances and times are approximate*

Entrance hall • Kitchen • Dining Room • Sitting room • 2 Bedrooms • Bathroom  
Courtyard garden

Self-contained apartment with Kitchen • Sitting room • Bedroom • Bathroom







## Description

As one of the first houses to be built on Gratten Road, No 65 is both charming and full of character with open plan living space and cosy corners. The house has been beautifully renovated whilst retaining its original features with stunning wood floors and large sash windows which allow for an abundance of natural light. The house is lovely and bright and light.

The sitting room, with gas open fireplace, is a fabulous room in which to relax and unwind with a good book. Glass doors lead to the dining room with both rooms being able to be separated or opened up for a more open plan feel. The dining room is perfect for everyday dining and works equally well when hosting family and friends. French doors open on to the balcony and the courtyard beyond and are ideal for indoor/ outdoor living in the warmer months. The adjacent kitchen is equipped with modern appliances and offers plenty of work top and storage space.

There are two bedrooms on the first floor and a family bathroom. The rooms are beautifully laid out with views to the front and rear.

The lower ground floor offers versatile living space and comprises a self-contained apartment with kitchen, sitting room, bedroom and bathroom. This can easily be incorporated into the main house via the internal door in the hallway which connects the lower ground floor to the main house.

Outside the balcony off the dining room leads down to a delightful walled courtyard garden. This is a wonderful space to entertain in the summer months with al fresco BBQs and lazy sundowners. There is a gated pedestrian access to the garden.

The front of the house is set back from the road behind wrought iron railings with a gate and original steps leading up to the front door. An elegant Acer tree sits proudly in this front courtyard and is a stunning feature of the front facade of the house.

## General Information

Tenure: Freehold. Grade II Listed.

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

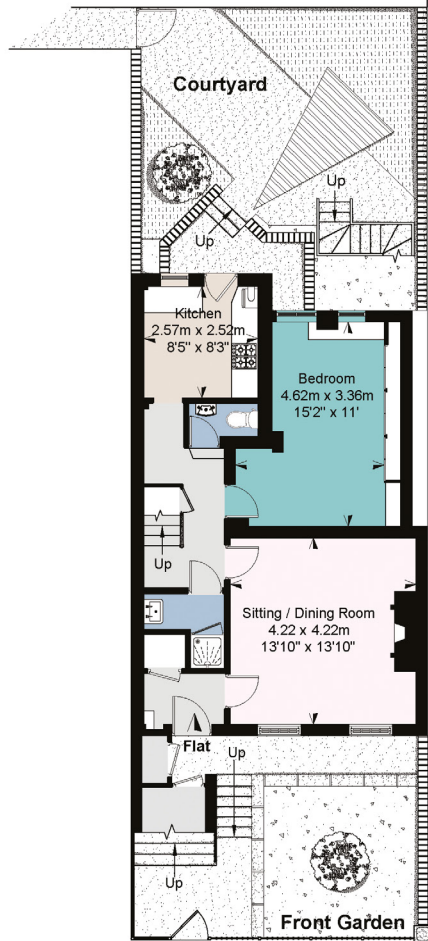
Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

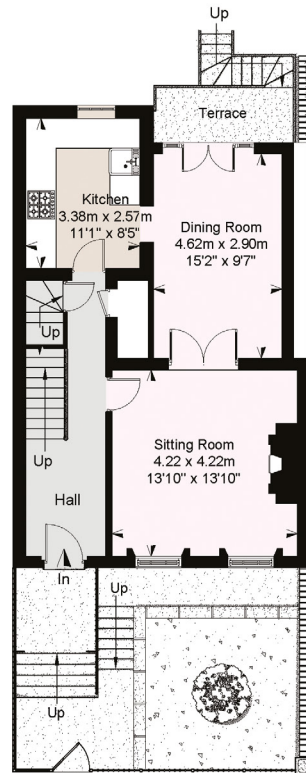
Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643000. Council Tax Band D.



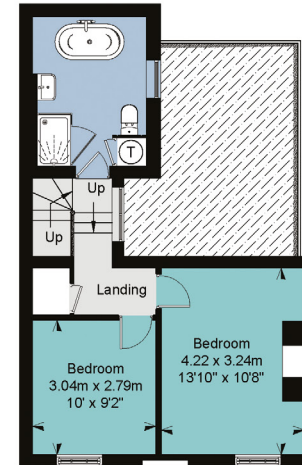




Lower Ground Floor



Ground Floor



First Floor

**65 Gratton Road, Cheltenham, Gloucestershire**

	Approximate IPMS2 Floor Area
House	95 sq metres / 1022 sq feet
Lower Ground Floor Flat	56 sq metres / 603 sq feet
<b>Total</b>	<b>151 sq metres / 1625 sq feet</b>

Simply Plans Ltd © 2023  
07890 327 241  
Job No SP3171

This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.

IPMS = International Property Measurement Standard



**SHARVELL PROPERTY**

— THE COTSWOLD ESTATE AGENCY —

t: 01285 831 000 | e: office@sharvellproperty.com

Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN

[www.sharvellproperty.com](http://www.sharvellproperty.com)

If you require this publication in an alternative format, please contact Sharvell Property Ltd on T: 01285 831000. IMPORTANT NOTICE: Sharvell Property Ltd, their client and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Sharvell Property Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Details August 2023.