

# SAMPLE PROPERTY DETAILS ONLY



**SPA HOUSE, 1 ORIEL TERRACE, ORIEL ROAD,  
CHELTENHAM, GL50 1XP**

**PRICE GUIDE**

**£395,000**

**FREEHOLD**

**FOR SALE BY PUBLIC AUCTION  
UNLESS PREVIOUSLY SOLD**

**An imposing Grade II listed Regency town house with accommodation arranged over four floors, to include a one bedroom self contained flat, attractive paved courtyard garden and off road parking**

**SITUATION:** This unique property is situated in a prime location near to Imperial Gardens and Sandford Park, within walking distance of Cheltenham's Boys College the town centre with its extensive range of shopping facilities and Montpellier with its fashionable range of wine bars, restaurants, boutiques and shops. Cheltenham is renowned with its excellent range of schools including the renowned Cheltenham's Ladies and Gentlemen's Colleges, extensive shopping facilities and its fine Regency architecture. There are good sporting facilities in and around the town including Pittville's indoor swimming pool, outdoor pool at Sandford Lido, croquet, tennis, hockey, rugby and squash clubs in the Old Bath Road, as well as National Hunt racing at Prestbury Park. Cheltenham is convenient for access to the M5 motorway and major road links.

**THE PROPERTY:** The Spa House offers spacious well planned living accommodation arranged over four floors including a self contained one bedroom lower ground floor flat. The property is complemented with many original and period features in particular its splendid canopied wrought iron balcony to the first floor drawing room, feature open fireplaces, large multi panelled sash hung windows and cornicing. The accommodation is both light and airy and is presented with an excellent standard of decoration throughout. The property is further offered with NO ONWARD CHAIN and internal viewing comes highly recommended.

**The accommodation briefly comprises:-**

- \* Reception hall \* Four/five bedrooms \* Sitting room \* Dining room \*
- \* Shaker style fitted kitchen/breakfast room \* Shower room \*
- \* A superb 29' drawing room \* Period style bathroom \* Many original and period features \*
- \* Attractive front and paved courtyard garden \* Off road parking \*
- \* **SELF CONTAINED ONE BEDROOM LOWER GROUND FLOOR  
FLAT/BUSINESS USE** \*
- \* Large reception hall \* Sitting room \* Potential for kitchen \* Double bedroom \*
- \* Shower room \* Gas fired central heating \*

**THE ACCOMMODATION COMPRISES (with approximate measurements):-**

**GROUND FLOOR**

ENTRANCE	Entrance via stone steps with ornate black wrought iron railings to both sides lead to multi panelled wooden entrance door with fan light over and stained glass sidelights.
RECEPTION HALL	Exposed wooden flooring. Ornate cornicing Feature archway. Dado rails. Raised skirting. Built-in storage cupboard with shelf over housing electric meters and fire alarm panel. Wall mounted intruder alarm system. Radiator. Stairs to first floor living accommodation with cupboards under housing gas boiler supplying central heating and hot water system to self contained flat.

**Spa House, 1 Oriel Terrace, Oriel Road, Cheltenham, GL50 1XP**

**C469**

**SITTING ROOM**  
15'9 x 15'9  
(4.80 x 4.80)

Two sash windows with window shutters to front aspect. Dado rails. Picture rails. Ornate cornicing to ceiling. Ceiling rose. Radiator. Two wall light points. Exposed wooden flooring.

**DINING ROOM**  
14'3 x 14'  
(4.36 x 4.22)

Multi panelled sash window to rear aspect. Feature cast iron open fireplace with painted surround. Picture rails. Cornicing to ceiling. Radiator. Exposed wooden flooring.

**KITCHEN/  
BREAKFAST ROOM**  
14'6 x 11'  
(4.42 x 3.38)

Dual aspect sash windows with views to attractive enclosed paved courtyard garden. Quality fitted 'Vale Shaker' style kitchen with hand painted units. Beach block work surfaces and breakfast table. Inset ceramic one and half bowl single drainer sink unit with stainless steel mixer tap attachment and tiled splash backing over. Stainless steel water purifier tap. Integrated built-in fridge and freezer. Pull out pantry unit. Alfa Aga style range style cooker. Space and plumbing for automatic washing machine and dishwasher. Tumble dryer space. Fired earth limed stone sealed flooring. Coving. Inset Halogen down lighters. Tiled splash backing to walls. Multi panelled part glazed wooden door with steps leading down to attractive paved court yard style garden.



**Kitchen/breakfast room**



**Bathroom**

Staircase to:

**MEZZANINE FLOOR**

**LOBBY**

Shelving. Recess housing gas boiler supplying central heating and hot water system to main house and hot water tank.

**FAMILY BATHROOM**

Multi panelled sash window to rear and side aspect obscured glass. Feature roll top cast iron bath with clawed feet. Pedestal wash hand basin with shaver socket. Low level w.c. Half wooden painted wall panelling. Radiator. Brass heated towel rail. Coving. Inset down lighters.

**SEPARATE SHOWER ROOM**

Obscured glass sash window to side aspect. Large walk-in tiled shower cubicle. Pedestal wash hand basin with electric shaver point. Low level w.c. Half wooden painted wall panelling. Radiator. Coving. Inset down lighters.



Reception hall

Steps leading to first floor accommodation.

### FIRST FLOOR

#### LANDING

Dado rail. Ceiling rose. Radiator. Stairs to second floor accommodation.

#### DRAWING ROOM 28'9 x 15'9 (8.76 x 4.80)

A splendid room with four floor to ceiling multi panelled sash windows with shutters to an ornate canopied cast iron balcony to the front aspect. Feature period marble open fireplace with intricate detailing. Shelving to alcoves. Ornate cornicing. Ceiling rose. Picture rails. Two radiators. Exposed wooden flooring. Wall light points.



Drawing room

#### BEDROOM ONE 14'3 x 14' (4.30 x 4.23)

Three multi panelled sash windows to rear aspect. Open cast iron fire place with painted surround. Cornicing. Picture rails. Ceiling rose. Radiator. Exposed wooden flooring.

Stairs to half landing with feature arched sash window to rear aspect leading to second floor landing:

**SECOND FLOOR**

LANDING	Two traps to loft space. Dado rails. Coving. Ceiling rose. Built-in wardrobe with hanging rail and shelving.
BEDROOM TWO 16'3 15'3 (4.95 x 4.82)	Dual aspect large multi panelled sash windows to front and side aspect. Picture rails. Coving. Ceiling rose. Two radiators. Exposed wooden flooring.
BEDROOM THREE 14'6 x 14' (4.39 x 4.30)	Two large multi panelled sash windows to front aspect. Picture rails. Coving. Ceiling rose. Radiator. Exposed wooden flooring.
BEDROOM FOUR 16'3 x 12'9 (4.95 x 3.85)	Large multi panelled sash window to rear aspect. Picture rails. Coving. Ceiling rose. Radiator. Exposed wooden flooring.

**SALF CONTAINED LOWER GROUND FLOOR FLAT**

Entrance via steps from front garden or rear garden.

FRONT ASPECT	Two storage vaults.
LARGE RECEPTION HALL Approx. 33'	Radiator. Wall mounted intruder alarm system.
SITTING ROOM 16' x 15'3 (4.85 x 4.83)	Two multi panelled sash windows to front aspect. Radiator.
BEDROOM 14' x 12' (4.24 x 3.63)	Sash window to rear aspect with views over attractive courtyard garden. Two wall light points.
KITCHEN 11' x 9'9 (3.32 x 2.96)	Two sash windows to side aspect. Single panel radiator. Inset stainless steel sink unit with mixer tap attachment over and cupboards below.
SHOWER ROOM	Fully tiled shower cubicle fitted with shower unit. Low level w.c. Pedestal wash hand basin. Extractor fan. Radiator. Inset down lighters.

**EXTERIOR**

FRONT GARDEN	Enclosed by black wrought iron railings with two mature palm trees.
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**GARDEN**

Attractive enclosed paved courtyard style garden with brick walling, trellising with climbing vines, black wrought iron railings and black wrought iron sliding gate offering access to block paved off road parking for property. Brick built barbecue area. Wooden gate leading to side access and alley to front of property. Steps leading down to wooden decked area and lower ground floor flat.



Enclosed courtyard style garden

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