HUXLEY HOUSE
38 Christchurch Road
• Cheltenham • Gloucestershire

IN A SOUGHT AFTER TREE LINED AVENUE, A DETACHED HOME ON THE MARKET FOR THE FIRST TIME IN OVER 50 YEARS, REQUIREING SOME MODERNISATION

Accommodation:
Reception hall • drawing room • dining room • sitting room • kitchen/breakfast room • utility room • cloakroom • master bedroom with en suite dressing room and bathroom • three further bedrooms • study/5th bedroom • family bathroom • large attic space

Garage & off road parking • good sized and partly walled south-east facing gardens.
SITUATION
Huxley House is an attractive detached home, set back from Christchurch Road, a well established tree lined avenue on the south side of the town centre. The area is sought after, being within easy walking distance of the railway station, Dean Close School, Cheltenham Ladies College, Montpellier and the Lansdown Road. As well as the superb educational facilities the town is well known for the many jazz, literary and music festivals that it holds as well as the cricket and National Hunt festivals. The property is well placed for access to the M5 and motorway network giving access to most major cities. The A417 to Cirencester, Swindon and the M4 (Junction 15) is also within easy reach.

DESCRIPTION
Huxley House is believed to have been built in 1952 of a red brick under a pitched tiled roof. The property offers well balanced accommodation arranged over two floors which allows the potential for some updating if required. There is also a substantial and usable attic space. As well as being so central, Huxley House has the benefit of being in a particularly wide, tree lined avenue giving an attractive leafy outlook. It has good sized, south-east facing gardens which are well stocked and feature a beautiful patio area and pergola, and are partially walled and private. To the front there is an in and out driveway providing ample off road parking, a car port and a garage.

SERVICES
Mains water, electricity, gas and drainage.

LOCAL AUTHORITY
Cheltenham Borough Council. Tel: 01242 262 626

POSTCODE
GL50 2PW

ENERGY PERFORMANCE
A copy of the full Energy Performance Certificate is available upon request.

VIEWING
Strictly by appointment with Savills.