



ATHERSTONE

17 Church Road, St Marks, Cheltenham, GL51 7AL

KEtm
KINGSLEY
EVANS

ATHERSTONE

17 CHURCH ROAD, ST MARKS, CHELTENHAM, GL51 7AL

A rare and wonderful opportunity to acquire an unlisted semi-detached period home, with planning for an additional three apartments and a detached single storey dwelling within the grounds, ideal for a developer or investor.

DESCRIPTION

A prominent period semi-detached property in this sought after address, within striking distance of Cheltenham Spa railway station, GCHQ, and the new forthcoming Cyber Hub. Currently, Atherstone is arranged as four, two bedroom apartments with planning permission granted to extend the current structure and add three further apartments all with proposed planning for two bedrooms. Each apartment has access to the communal gardens and allocated private parking.

Within the grounds, planning consent has been permitted for the construction of a one/two bedroom single storey dwelling, with its own access and garden, an independent structure from the original building.

OUTSIDE

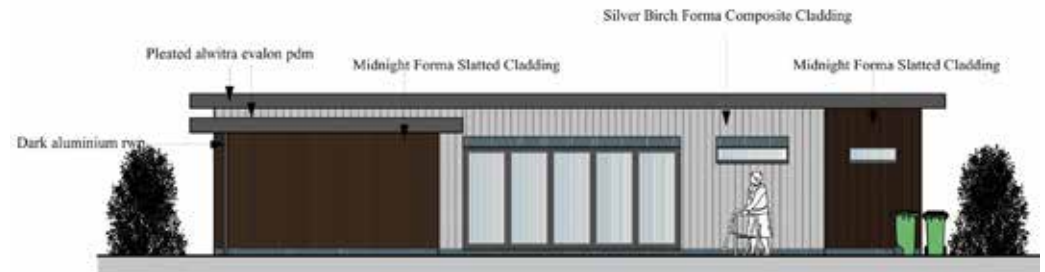
Occupying a prominent tranquil position set back from the road, and entered via a large driveway. The plot has provision for extensive parking and a communal garden. Unusually for living so close to the centre of town, the rear garden is excellent in size affording many opportunities.

SITUATION

Church Road is set to the west of Cheltenham, within walk or biking distance to the town's famous shopping district and its lively café and restaurant culture, about 20 minutes along The Honeybourne Line or via Christchurch and Lansdown, with its leafy boulevards. The appeal of this location is its easy accessibility to Cheltenham, with the M5, A40 and A435 and Cheltenham Spa train station can be reached by foot in less than 5 minutes. The prestigious Cheltenham Ladies' College Sports centre is situated in Christchurch Road, off Queens Road, offering membership for tennis, swimming, squash, fitness classes and two well equipped gyms.

LOCAL AUTHORITY

Cheltenham Borough Council



Kingsley Evans
115 Promenade, Cheltenham,
Gloucestershire, GL50 1NW

t: +44 (0) 1242 222292
e: info@kingsleyevans.co.uk
w: www.kingsleyevans.co.uk

IMPORTANT NOTICE: Kingsley Evans, their clients and any joint agents give notice that 1. They are not authorised to make or give any representations or warranties in relations 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 representations 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 Kingsley Evans have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.