



4 Bedroom Semi Detached Villa

Guide Price **£560,000** Freehold

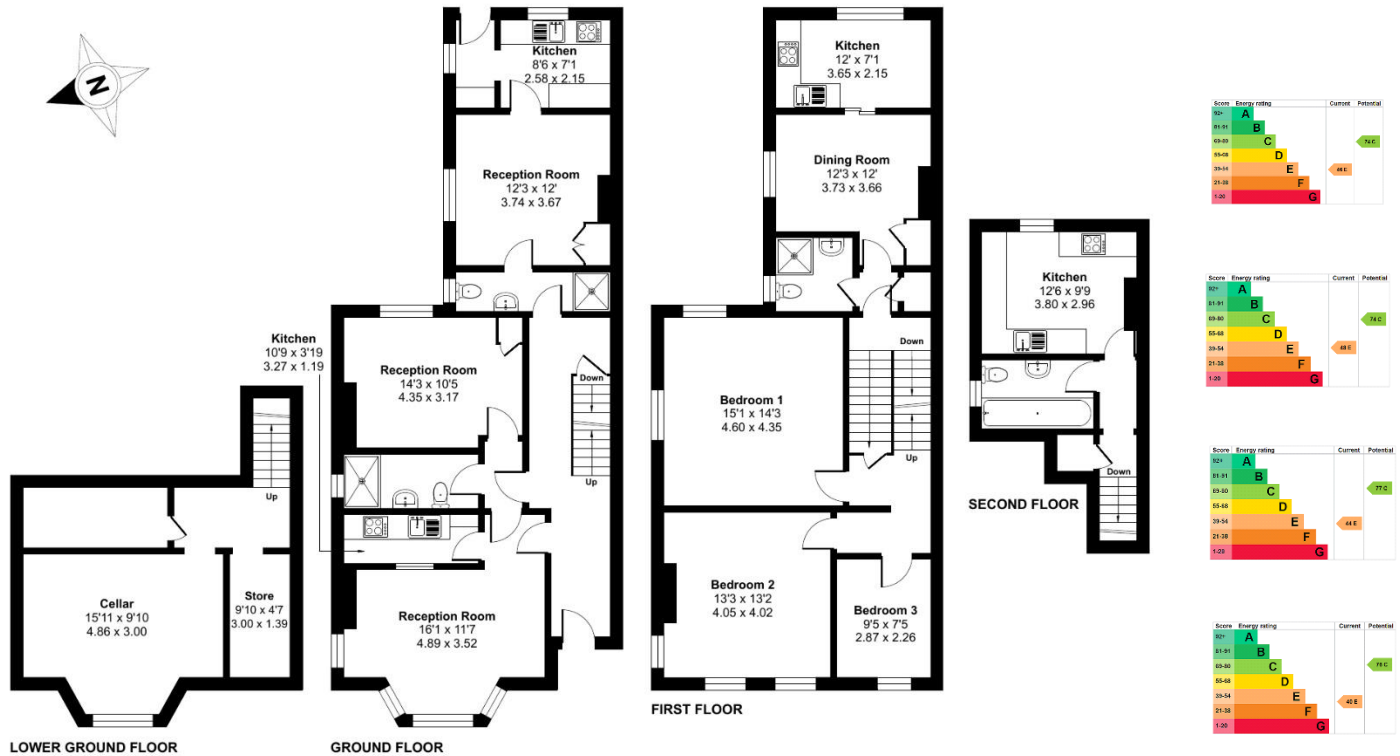
105 Hales Road
CHELTENHAM, GL52 6ST



An impressive bay-fronted Victorian semi-detached villa extending to approximately 2,400 sq ft, currently arranged as four self-contained units, with planning permission granted to convert back to a single dwelling offering exceptional flexibility, a private rear garden, and off-road parking for three vehicles.

- planning permission granted for conversion back to a single dwelling
- 4 separate rentable units to appeal to investment buyers • private rear garden
- useful basement offering potential for further development • retaining many original features
- off road parking for 3 • no onward chain • 4 x council tax band A

Approximate Area = 2378 sq ft / 220.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for CJ Hole. REF: 1454063



Description

An impressive bay-fronted Victorian semi-detached villa extending to approximately 2,400 sq ft, currently arranged as four self-contained apartments and offering exceptional versatility. Planning permission has been granted to convert the property back to a single dwelling, with full details [CLICK HERE](#). Set over three floors, the property retains a wealth of period character and is presently configured as a rental portfolio comprising a two-bedroom apartment, a one-bedroom apartment, and two studios making it an attractive proposition for investors and developers alike. Further potential is offered via a basement area suitable for conversion, subject to the usual consents. Externally, the property benefits from a private rear garden and off-road gravel parking for three vehicles. With clear scope for refurbishment or reconfiguration into an elegant family home, this is a rare opportunity to acquire a property of considerable scale, flexibility, and long-term potential.

Situation

Hales Road is approximately a ten-minute walk from the town centre with local convenience stores close by, whilst providing swift access to the A40 Oxford/London Road. Also within close proximity of Holy Apostles Primary School, Sandford Parks & Lido and Cox's Meadow, whilst Cheltenham train station is approximately 2.25 miles and M5 junction 11 4.5 miles. Cheltenham is a beautiful and prosperous town with notable splendid Regency architecture reflecting its heritage and a superb place for shopping with an abundance of main high street shops, specialist boutiques, cafés and restaurants. Education is very well catered for including The Cheltenham Ladies' College, Cheltenham College, Pates Grammar School, St. Edward's and Dean Close. There are excellent sporting facilities in and around Cheltenham including indoor and outdoor swimming facilities, numerous golf courses and tennis, squash, hockey and croquet clubs. Host to annual cultural festivals including music, literature and jazz, the town is equally famous for horse racing and the annual Gold Cup.

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