

34 London Road, Cheltenham, Gloucestershire

An exquisite Grade II* listed dressed stone townhouse with a self-contained lower ground floor apartment.

Description

This beautifully appointed home has flexible accommodation arranged over four principal floors including the self-contained lower ground floor and a pretty garden to the rear.

Throughout the house there is a wealth of period architectural features, including deep skirting boards, working shutters to sash hung windows, beautiful fireplaces and extraordinary plasterwork ceiling mouldings which have been meticulously restored and maintained.

On the ground floor there is a kitchen fitted with a range of modern units, integrated appliances and a large island unit at its centre. Double doors open to the dining room which overlooks the back garden.

To the rear of the ground floor there is a cloakroom with WC and a utility room with plumbing for laundry appliances.

On the first mezzanine there is a well-appointed shower room and on the first floor there is a spectacular drawing room. A particular feature of the house, the drawing room has three floor to ceiling windows overlooking the municipal gardens at the front of the house. Double doors lead into the sumptuous sitting room with a fireplace to match the drawing room. The sitting room could be used as a further bedroom if required.

On the second floor mezzanine there is a family bathroom with separate shower and freestanding bath. The second floor has three pretty bedrooms, one of which is currently arranged as a dressing room.



4-5

3

3-4







On the lower ground floor and accessed via an external stone staircase there is a self-contained apartment. There is a double bedroom, sitting room, fitted kitchen and shower room. There is also a small courtyard garden accessed from the kitchen. The lower ground floor could be incorporated back into the main house subject to consent.

Outside

The garden to the rear of the house is beautifully presented with a substantial area of lawn bordered by paving and gravel paths and a paved seating area to the far end. The garden is enclosed with traditional brick walls.

Situation

34 London Road forms part of an impressive terrace of period homes, set well back from the road behind pretty municipal gardens. The location is extremely convenient for Cheltenham town centre as well as being ideal for access onto the A40 for Oxford and Cirencester, the A40 South to the M5 and the A419 to Swindon and the M4. This part of Cheltenham is made up of some fine character homes and impressive terraces and sits between Pittville and Montpellier so enjoys easy access to both the fine parks and open areas and a cosmopolitan range of shops, restaurants and boutiques.

Property information

Services: all mains services.

Local Authority: Cheltenham Borough Council 01242 262626

Council Tax Band: F

Tenure: Freehold

Guide Price: £xx

Viewing: Strictly by appointment only with agents Knight Frank.

EPC Rating: None (Grade II* Listed)







Approximate Gross Internal Floor Area

Main House = 301.3 sq m / 3,243 sq ft

Total Area (Incl. Vaults)= 315 sq m / 3,391 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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