



19 Ryeworth Road, Cheltenham, GL52 6LG



A substantial and versatile family home with secondary accommodation in Charlton Kings.

Description

Nestled along the prestigious Ryeworth Road, this exceptional family home epitomizes generous living spaces and versatile accommodation. Boasting a spacious layout, this substantial residence spans approximately 3,200 square feet and encompasses six bedrooms, including a remarkable 420 sq ft self-contained garden apartment - an outstanding investment opportunity currently yielding £600 PCM. The front door leads off the generous driveway and opens out into a spacious reception hall with access to the principal reception rooms and the open plan kitchen/family room which features floor and wall mounted units. There are two reception rooms located to the front and rear of the hall way both acting as sitting rooms with an additional utility room. Below the ground floor is also a useful cellar ideal for additional storage. Upstairs, there are five bedrooms on the first floor with three bedrooms having en suite shower rooms. The second floor also features a sixth bedroom. In addition to the main house is an additional annexe which is currently used as secondary accommodation to rent out. This features a sitting room, kitchen, bedroom and shower room with separate access from the rear of the garden. The gardens are a generous size enclosed by fencing with a mixture of shrubs and small plants with a large area of level lawn and patio.



6



4



3



EPC
D





Location

Ryeworth Road is situated in the sought-after district of Charlton Kings to the south of Cheltenham town centre. The property commands a lovely spot on this residential avenue which is walking distance to amenities and under two miles from the town centre. Cheltenham is well known for being a complete Regency town with its famous festivals and striking architecture.

Property Information

Tenure Freehold

Services All mains services are connected to the property. More photos and floor plans on their way

Local Authority Cheltenham Borough Council

Council Tax Band G



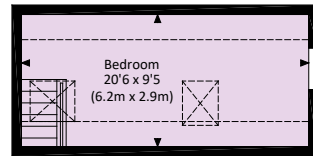


Approximate Gross Internal Floor Area

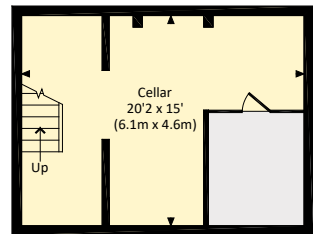
Main House: 300.1 sq m/3,230 sq ft

Main House (Inc. Restricted Height Area): 306.9 sq m/3,303 sq ft

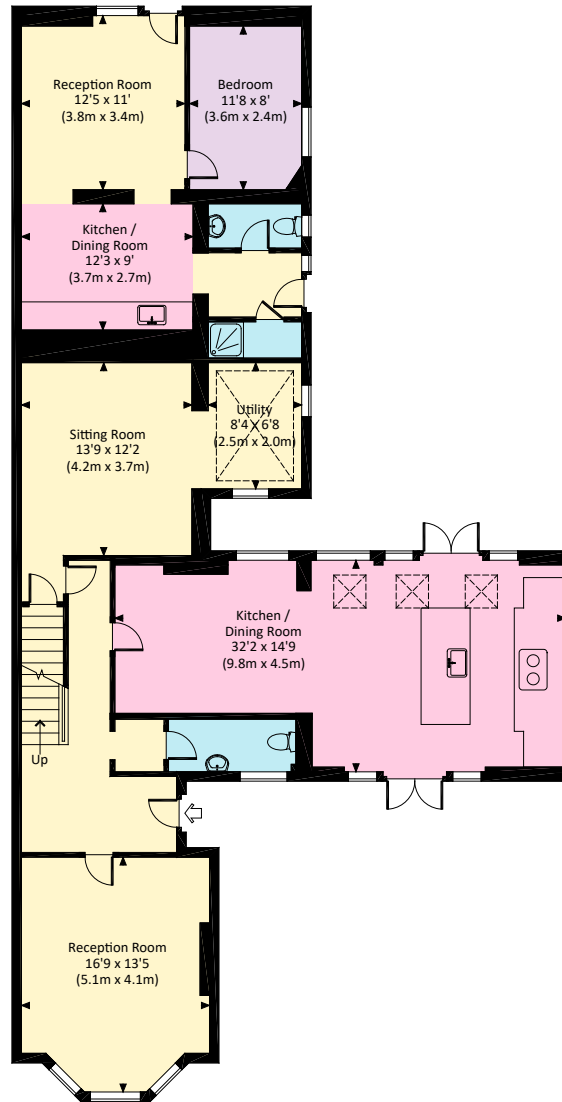
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



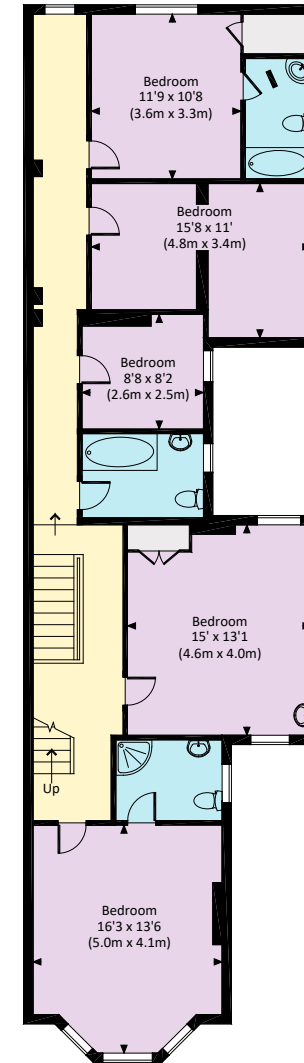
SECOND FLOOR



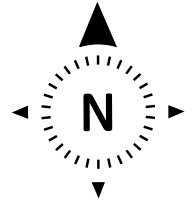
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2023. Photographs and videos dated December 2023.

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