

Well House

Cheltenham, Gloucestershire



A state of the art home built with modern materials in one of Cheltenham's best locations.



Summary of accommodation

Ground floor: Entrance Hall | Kitchen/Dining room | Plant rooms | Reception room | Snug | Utility room | Cloakroom

First floor: Four bedrooms | Three En-suites Shower rooms | Family bathroom

Second floor: Principal bedroom | Dressing room | En-suite bathroom | Terrace

Single garage



Situation

(Distances and times are approximate)



This area is considered to be one of Cheltenham's most attractive and well regarded locations, made up of some impressive period buildings and the beautiful Christ Church. Cheltenham Spa is renowned for numerous attractions such as the Literature Festival, Jazz Festival and Cheltenham National Hunt along with its fine architecture, famous gardens, an eclectic mix of shops, restaurants and boutiques.



World renowned schools include Cheltenham Ladies' College and Dean Close.



Road links via the M5 and A419 create excellent access to Oxford, Birmingham and Bristol.



Cheltenham Spa offers regular services to London Paddington.

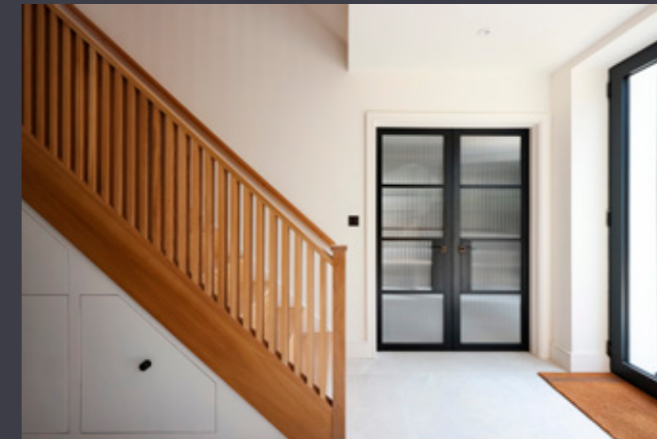


Birmingham, Cardiff and Bristol (all approximately 1 hour away)

Virtual Staging



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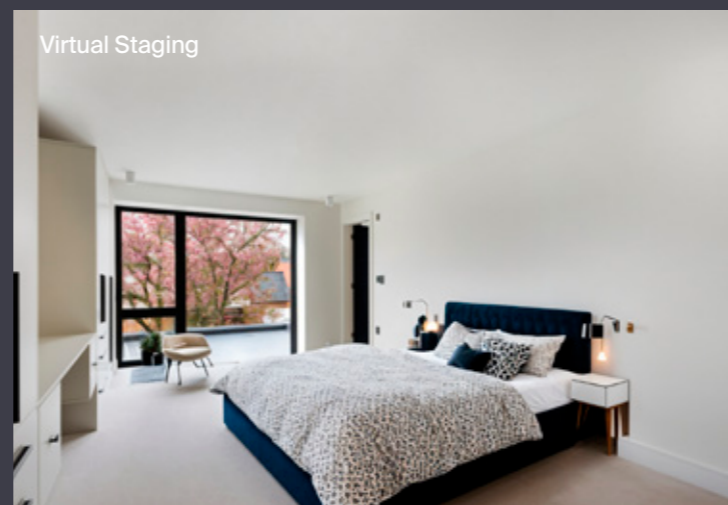
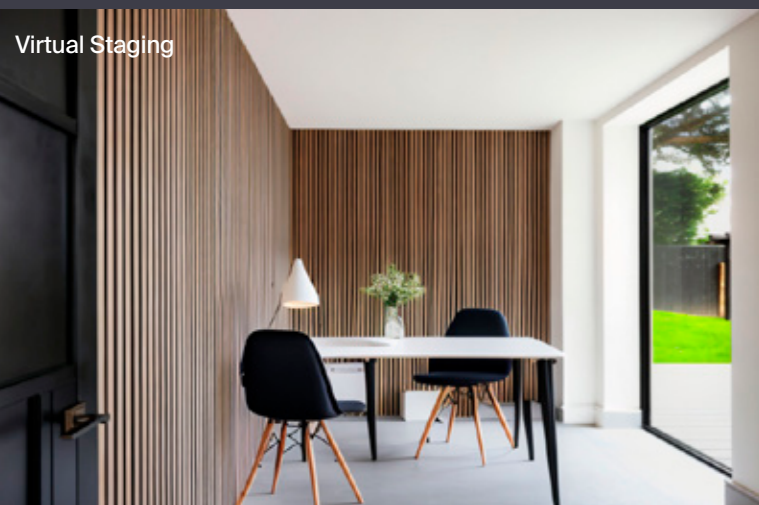
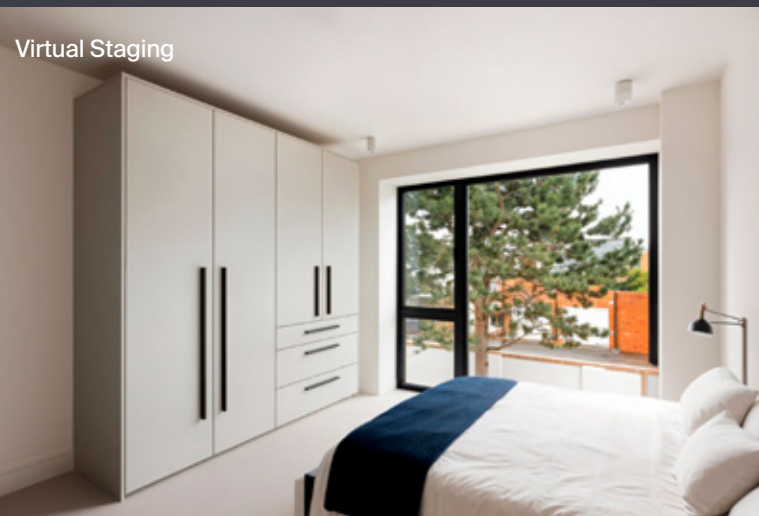


Well House

Well House sits between Lansdown Parade and Christchurch Road a superb and convenient location for both Montpellier, world class Schooling and access to the train station. The house has been built by a local builder with fine attention to detail in every aspect of the build. The house encompasses open plan accommodation with light filled spaces, impressive views and a fantastic layout over three floors.

On entering the property you are welcomed by a modern reception hall with access to a beautiful cloakroom, utility room and a lovely office space. To the left is a generous reception room with sliding doors onto the rear garden and a modern fireplace. To the opposite side of the hallways is an impressive open plan kitchen living space with a beautifully appointed Roundhouse Kitchen, walk in pantry and an open plan dining and living area again with sliding doors to the landscaped rear patio and gardens.

Upstairs, the first floor level features four lovely bedrooms all with built in storage units. There are three en suite bedrooms on this level with modern shower rooms and a stunning family bathroom. The landing space is particularly eye-catching with a double height floor to ceiling window bringing in an abundance of natural light. The second floor features a fabulous principal bedroom suite with walk in wardrobes and a modern en suite bathroom with double showers and separate w/c.



Gardens

Outside, there is a landscaped rear garden with decking and patio terrace. Mature trees and a large area of level lawn. There is a detached single garage with electric charging and door. The rest of the plot is secluded mostly by a walled perimeter and electric gates.

There is further potential to enhance the house with a roof terrace but this would be subject to planning permission after completion and is not guaranteed.

Property Information

Guide Price: £2,895,000

Tenure: Freehold.

Services: All main services.

Local Authority: Cheltenham Borough Council

Council Tax: Band H

EPC: E

Directions: Postcode: GL50 2PJ

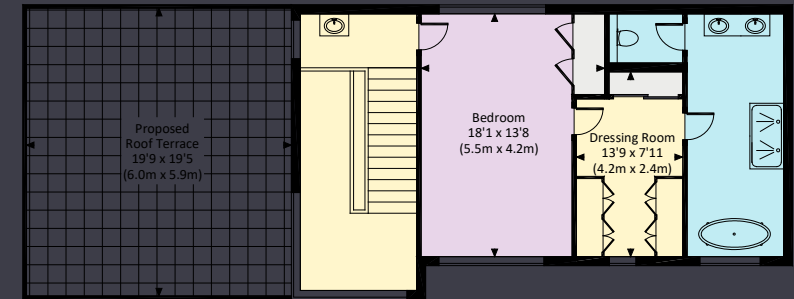
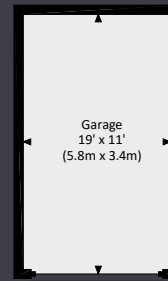
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
356.8 sq.m / 3,840 sq.ft

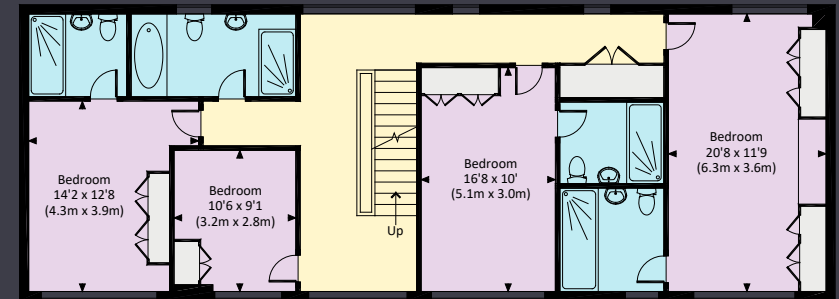
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



Second Floor



First Floor

Knight Frank
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I would be delighted to tell you more
Harry Bethell
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harry.bethell@knightfrank.com



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 April 2024. Photographs and videos dated April 2024.

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