

# Elmstree House

Cheltenham, Gloucestershire



A stunning Grade II listed town house sitting close to Pittville Park in this leafy district of Cheltenham.



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## Summary of accommodation

### Main House

**Lower Ground floor:** Kitchen | Dining room | Utility room | Cloakroom | Gym room

**Raised Ground floor:** Entrance hall | Reception room | Sitting room | Family room | Cloakroom

**First floor:** Three bedrooms | Family bathroom | Cloakroom

**Second Floor:** Bedroom | En suite shower room





## Situation

(Distances and times are approximate)

All Saints Road is a popular residential road situated between Cheltenham town centre and Pittville. The Church of All Saints is an impressive landmark that is positioned on the other side of the road and has a long tradition of excellence in liturgy and music.



The district of Pittville is highly regarded and boasts many individual homes, beautiful period terraces and Victorian villas. It lies opposite Pittville Park, the largest ornamental park in Cheltenham that features the Pump Rooms and lakes with walkways and bridges.



Cheltenham itself is a Regency Spa town renowned for its fine architecture, famous gardens, an eclectic mix of shops, restaurants and boutiques.



Cheltenham has excellent schooling with Cheltenham Ladies' College, Cheltenham College and Dean Close to name just a few.



The town is also famous for its festivals to include literature, food, jazz and science, not to mention the Gold Cup hosted at Cheltenham Racecourse.





## The Property

Elmstree House is a stunning Grade II listed period town house, renovated to a high standard by the current owners to create a versatile and flexible family home in one of Cheltenham's most popular areas. The house is spread over four floors with just over 2,500 sq. ft. of accommodation, with landscaped front and rear gardens, as well as garage / potential for off-road parking.

The front door leads into a welcoming reception hall, with an impressive double parlour – with a drawing room with open fire and towering bookshelves to the front and a sitting room with a log burning stove to the rear. The room features high ceilings, period sash windows and detailed cornicing. To the rear of the house is a family room, which can also serve as a spacious home office, with a useful w/c and side access from the rear hall to the garden. Cast iron radiators and herringbone parquet oak flooring are featured throughout.

Downstairs, the lower ground floor houses a beautifully-appointed kitchen with breakfast room and dining room, with a spacious utility room with generous built-in storage, as well as compact gym with access to the front of the house. The solid wood kitchen has been bespoke-fitted with an array of floor and wall mounted units with a spacious central island and double Belfast sink. The kitchen flows seamlessly into the dining space with further storage in the alcove, with cast iron radiators and herringbone parquet oak flooring continued. A further w/c, home office area in the hallway, as well as a storage cupboard and side access completes the lower ground floor.



Upstairs, there are three double bedrooms on the first floor, with a modern family bathroom with lavish cast iron rolltop bath and underfloor heating, as well as additional w/c on the mezzanine level. The principal bedroom features built-in wardrobes either side of the chimney breast for adequate storage, as well as cast iron radiators. The second floor, meanwhile, features a lovely guest bedroom and ensuite shower room, complimenting the house with four generous bedrooms in total.





## Outside

Outside, there is an enclosed rear garden, landscaped with a large patio and a large area of level lawn, as well as striking outdoor kitchen area. There is also access to a sizeable, currently unused, rear garage / storage unit in need of repair which could be converted or removed to create off-street parking. There is also on-street residential-permit parking to the front of the house.

## Property Information

**Tenure:** Freehold.

**Local Authority:** Cheltenham Borough Council  
01242 262626

**Council Tax:** E

**EPC:** TBC

**Postcode:** GL52 2HA

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



## Approximate Gross Internal Floor Area

Total Area: 228.3 sq m / 2,457 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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**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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