



5 Carlton Street, Cheltenham, Gloucestershire



# A superb period town house nestled within walking distance of the town centre.

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## Summary of accommodation

**Ground Floor** Entrance hall | Reception room | Dining room | Kitchen

**First Floor** Two bedrooms | Family bathroom

**Second Floor** Bedroom | Shower room | Study

## Description

Carlton Street has been extensively updated by the current owner, featuring spacious rooms, high-quality fittings, and a modern design.

The layout includes an entrance hall, living room, dining room, galley kitchen, two double bedrooms, and a bathroom. The first floor has a large double bedroom with an en-suite and a separate snug in the basement.

The open-plan living and dining rooms are connected by an archway, allowing natural light to flow through. French doors lead to the private garden, and the space is finished with oak floors, fireplaces, a wood-burning stove, and fitted cabinets. The bright, stylish navy kitchen includes a Belfast sink, induction hob, integrated oven, and fridge/freezer, with French doors opening to the garden.

The basement has a spacious double bedroom with an en-suite, a large window for light and ventilation, and a snug that can serve as a study or gaming room. Additional storage is available on this level.

The first floor features two large bedrooms and a modern bathroom with underfloor heating and a four-piece suite. The master bedroom is generously sized at 19'7 x 11'1, and there is loft access from the upper landing, offering more storage.



2-4

2

3







## Location

Located in the leafy part of Fairview, close to the Battledown Estate and Pittville, Carlton Street is very well positioned for ease of access into central Cheltenham. The high street and John Lewis are just a 5-minute walk away, with the Promenade and Montpellier district, home to numerous boutiques, restaurants, and wine bars, also within walking distance. Cheltenham is renowned for its internationally recognised schools and hosts popular festivals, including literature, jazz, and National Hunt racing at Prestbury Park.

## Outside

Outside, the front has landscaped gardens, a tiled entrance, and decorative ironwork. The rear garden includes a patio, wood panelling, artificial grass, a shed, and rear access.

## Property Information

**Local Authority** Cheltenham Borough Council 01242 262626

**EPC** E

**Council Tax** C



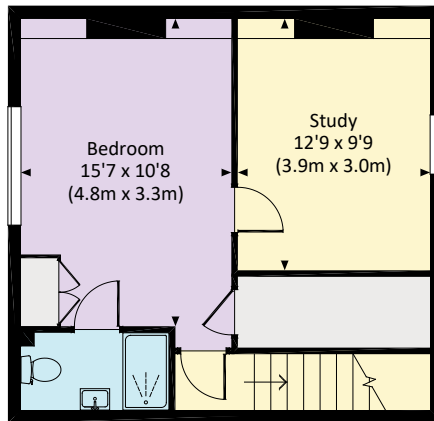
**Approximate Gross Internal Floor Area**

**Total Area: 137.3 sq.m / 1,478 sq.ft**

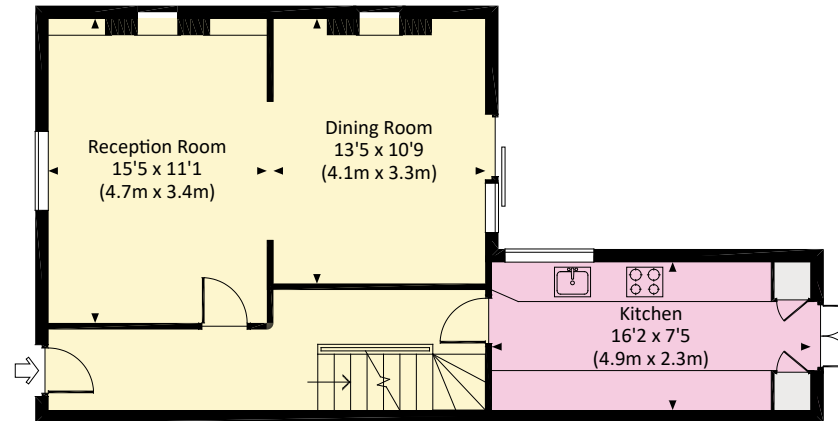
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



FIRST FLOOR



LOWER GROUND FLOOR



GROUND 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 October 2024. Photographs and videos dated October 2024.

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