



Elborough Cottage, Cudnall Street, Charlton Kings

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# Elborough Cottage, Cudnall Street, Cheltenham, **GL53 8HG**

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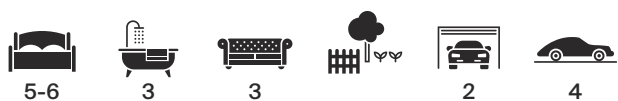
A lovely detached Grade II listed five bedroom home thought to be one of the oldest properties in Cheltenham.

Cheltenham town centre 2.2 miles

Cheltenham Train Station 3.5 miles | Bristol 45 miles

Birmingham 52 miles | London 94 miles

(All distances are approximate).



**Guide price:** £1,650,000

**Tenure:** Available freehold

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

**Council tax band:** F



Full of period  
charm and  
character



## The property

Elborough Cottage is a large Grade II listed historic family home built in the 15th century.

The original house is timber framed with painted rendered elevations under a stone tiled roof.

The house has many attractive features including exposed timbers, leaded arched windows, fireplaces and an elegant carved staircase.

Once inside, the square-shaped reception hall has doors to an inner hall and the kitchen.

To the eastern end of the property a large drawing room extends to nearly 30ft and is dominated at one end by a magnificent fireplace. Behind the drawing room running its entire length is a conservatory overlooking the garden.

To the western end of the house there is a well-appointed fitted kitchen with a trap door to a wine cellar.

A step down leads to a dining room and beyond to a pantry, playroom or second sitting room.

An external boiler room and two cloakrooms make up the ground floor.

At the first floor level there are five bedrooms. The principal bedroom has a large dressing room from the landing which opens via double doors into the bedroom.

The other four bedrooms are all generous doubles and there are two bathrooms.

The bedroom to the rear of the house is accessed via an inner landing where a second staircase provides alternative access from the ground-floor playroom. The combination of these spaces could provide some secondary self-contained accommodation if required. (any alterations may require planning and listed building consent)

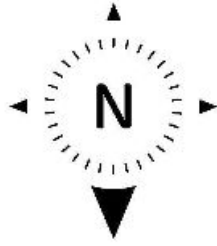
Outside to the front is a gated vehicle entrance to a gravel drive with space for four cars and a detached double garage.

At the rear of the house is a delightful south-facing garden which is predominately laid to lawn with several impressive mature specimen trees, in all the plot measures over 0.3 of an acre.

## Location

Located within an important conservation area within Charlton Kings, Cudnall street has retained its unique character and offers a mix of period homes, many with historic importance. Nearby Six Ways provides a range of amenities including grocery stores, a wine bar, doctor's surgery and a chemist all within a short distance, whilst the centre of Cheltenham in just under one mile away. The location also has excellent access onto the A40 for Oxford and London.





FIRST FLOOR



**Approximate Gross Internal Floor Area  
423.8 sq m / 4562 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.

**Knight Frank**  
Cheltenham  
123 Promenade  
Cheltenham  
GL50 1NW  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Nick Chivers**  
01242 246959  
[nick.chivers@knightfrank.com](mailto:nick.chivers@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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