



Christchurch Road

Christchurch Road

Cheltenham, GL50 2PW

£1,350,000 Freehold

A stunning and exceptionally spacious 5 bedroom home, offering approximately 3,100 sq ft. (including outbuilding & store room) of beautifully presented accommodation, situated in one of Cheltenham's most sought after roads.

GENEROUS PLOT • welcoming reception hallway • c.16' living room • c.16' cinema room • impressive kitchen/dining room • utility & cloakroom • study • ground floor bedroom with dressing room & ensuite • 4 further bedrooms • home gym & store room (formerly a double garage) • lawned garden • ample off-road parking • family bathroom & additional second en suite shower room

Description

An exceptional family home of over 3000 sq ft which has been extended, remodelled and upgraded, creating stylish and versatile living space within a highly sought after location. The beautifully presented accommodation includes a spacious hallway, light and airy living room with bespoke cupboards and shelving, separate cinema room (easily adapted to an additional reception room), study which is currently used as a crafts/hobby room, an impressive kitchen/dining room with quartz worktops and a range of quality integrated appliances, and a separate utility room. Also on the ground floor, there is a cloakroom and double bedroom with dressing room and en suite. On the first floor, there are 4 bedrooms, a further a dressing room and en suite, and a family bathroom. Outside, the driveway, providing ample off-road parking, leads to the garden which is mainly to the front of the property and is laid to lawn with a southwesterly aspect. The paved patio enjoys views across the garden and provides an ideal dining/entertaining space. The former double garage has been adapted to provide a home gym with a useful storage room.

Further Information:

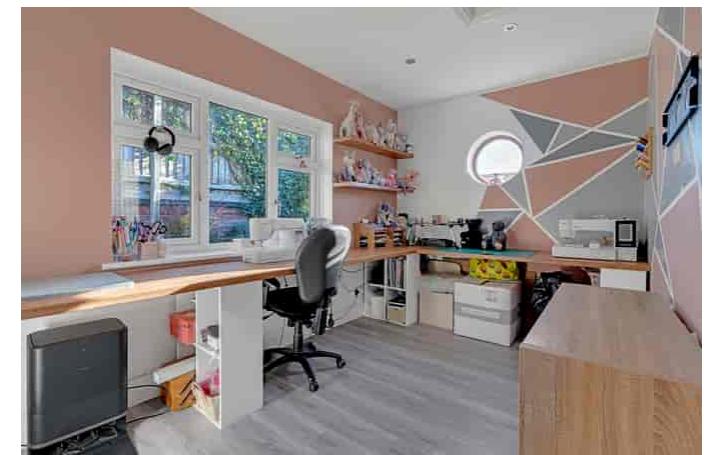
Local Authority Cheltenham Borough Council. **Tax Band** F. **Electricity** Mains.

Water Mains. **Sewerage Mains**. **Heating** Gas Central Heating. **Broadband**

Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

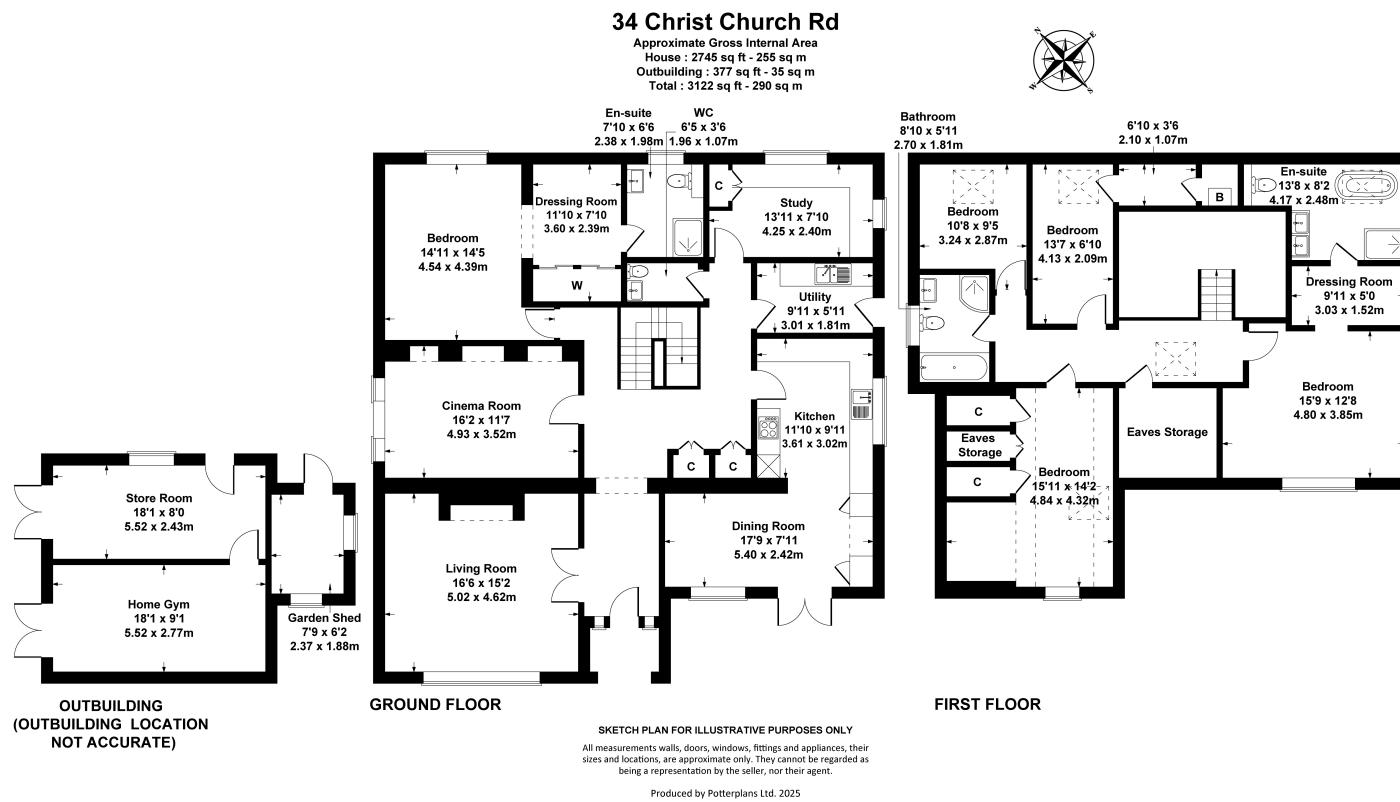
Agents Note The garage was underpinned in 2001 due to root damage from a nearby tree in the garden.





Situation

Christchurch Road is a highly desirable residential road located just a short stroll from the town centre, Montpellier, and the railway station. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.