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46 PAINSWICK ROAD

Cheltenham, GL50 2ER

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The most beautifully presented semi-detached Grade II listed family home on the highly coveted Painswick Road, with wonderful accommodation, grand proportions and a separate studio/games room nestled within the generous gardens.

Ground Floor:

Sitting Room • Dining Room • Study

First Floor:

Three Bedrooms • Bathroom • Shower Room

Lower Ground Floor:

Kitchen/Family/Dining Room • Snug • Utility
• Cloakroom • Bedroom with En Suite

Outside:

Landscaped Gardens • Off Road Parking
• Studio/Games Room • Garden Store Room

DESCRIPTION

A home of elegance and balance superbly located on the leafy Painswick Road, an unspoilt pocket of Cheltenham, just a ten-minute walk from Montpellier. The property is a wonderful blend of period grandeur with a modern-day finish. Number 46 is the most beautiful and inviting home.

Spanning c3000 Sq Ft of accommodation, the house is a rare expanse, affording magnificent living and bedroom space, offering a mix of formal and informal areas. This is a home of two complimentary styles, where classic meets contemporary. The addition of a detached brick building in the garden, with its own pedestrian access, is ideal as a home office, gym or studio.



The house is arranged over three and a half floors, with the lower ground floor altered and extended to create the most magnificent kitchen, dining, and family room, with bi fold doors to the gardens. With bespoke units by Bulthaup, and a range of high-end appliances with a dishwasher by Miele, Siemens ovens and Gaggenau induction hob. This is an area for entertaining as much as it is for family life with direct access to outside from the dining area through bi fold doors. It is a rarity in these townhouses to find the addition of glass which maximises the inside/outside feel and floods this space with natural light. A family room occupies the rear of this floor, with windows overlooking the garden; whilst separate from the open plan kitchen, it is a room in its own right. A lovely guest bedroom, with three sash windows and a stylish en suite, is at this level. Of worthy note, under the stairs, is a series of built in cupboards which enhances the storage on offer on this floor. A cloakroom and utility room finish the accommodation of this level.

The primary entrance on the raised ground floor leads directly to the spectacular reception space from the original vestibule. This floor showcases a more formal style, with the beautiful reception rooms kept in traditional style, open to each other by way of original parliament double doors. The drawing room and dining room are of equally grand proportions, making these two spaces ideal for entertaining with their period features, elegant fireplaces and high ceilings. The study is set to the rear, a lovely space to work from home with a glass balustrade overlooking the snug area below. This creates a light space and allows for a view of the gardens which, during spring and summer months, are in full bloom.

From the ground floor, a set of stairs lead to the kitchen/dining area and a cantilevered staircase rises to the accommodation on the first floor from the wide hallway.

On the first floor mezzanine, there is a bedroom with fitted wardrobes and with a window overlooking the garden. The staircase rises to two further bedrooms both with fitted wardrobes. A modern family bathroom and a separate shower room serve the bedrooms.





OUTSIDE

To the front of the house is private parking for two cars and there is also unrestricted on street parking available on the road should one require it. The rear garden is a lovely space, with mature trees and planting including fig, bay, olive, plum, cherry, roses, jasmine, ceanothus. It is rare in town to find a garden of this size. Access to the garden is from the side of the house through a wrought iron pedestrian gate and also from the kitchen/dining room through bi fold doors that open to a sunken paved seating area with steps leading to a further terrace and garden. A path leads to the brick-built annex which also has a private terrace for dining al fresco.

SITUATION

Painswick Road is undeniably one of Cheltenham finest addresses, a wide and leafy road lined with high calibre homes that connects The Park to Tivoli. This beautiful pocket of Cheltenham is a short stroll from a range of amenities in both Tivoli and the Bath Road, including a deli, health shops, butchers, coffee houses and restaurants. The property enjoys the best of all worlds, with parks and green open spaces in addition to esteemed educational establishments The Cheltenham Ladies' College, Cheltenham College and Dean Close, all are within a comfortable walk or short drive. Cheltenham's fashionable shopping districts, Montpellier and the Promenade, are extremely close enjoying some excellent shopping, restaurants and the many internationally renowned Festivals to include Jazz, Music and Literature that the town offers. Communication links are highly accessible to the M5, A40 and A435 and Cheltenham Spa train station is under a mile away.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Cheltenham Borough Council (01242) 262626
Council Tax Band G

The Property is Grade II listed.

EPC is D



PAINSWICK ROAD, GL50

Approx. gross internal area 2454 Sq Ft. / 228.0 Sq M.

Approx. gross internal area 3001 Sq Ft. / 278.8 Sq M. Inc. Annexe



All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



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