



Oxford Walk, Cheltenham, Gloucestershire, GL52

Guide Price: £1,000,000

Freehold

Oxford Walk, Cheltenham, Gloucestershire, GL52

A highly individual property that offers stunning living space that belies the simple, modern lines of the exterior. Great thought on design and significant investment both cosmetically and with the technology has been put into the house and we are delighted to be bringing it to the open market with no onward chain.

When designing the house, the emphasis was to create a very sociable space that combined indoor living with immediate access to outside and this has certainly been achieved. The main living space combines a wonderful arrangement of a relaxed sitting room open to a fabulous kitchen/dining/family space with bi-folding doors that lead to a gorgeous terrace and external staircase that rise to the main garden area.

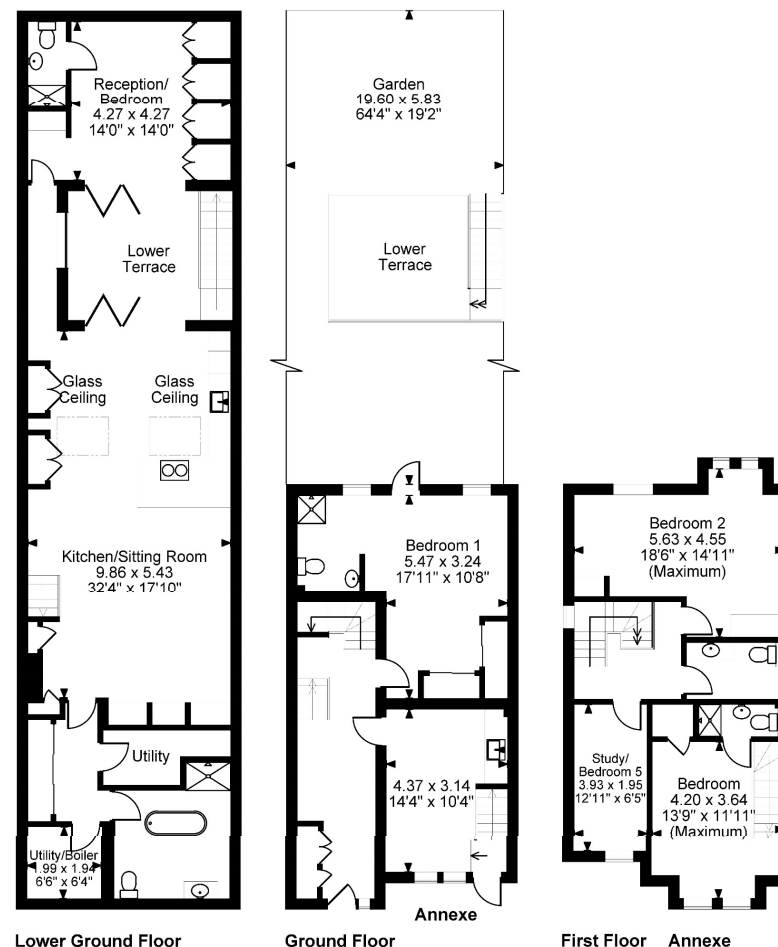
The kitchen is fitted with a high-end range of bespoke cabinets and quality appliances to include a Fisher & Paykel four ring induction hob and four oven cooker incorporating a microwave and steam oven, wine fridge, double drawer dishwasher, fridge and freezer and Quooker instant hot water/cold/water/sparkling water tap.

Across the terrace and also with an internal link is a stylish and fun room that has been used as a games room and a bedroom as it has its own en-suite shower and also lends itself to be a private guest suite or home office. The family bathroom within the house continues in the flamboyant style with flamingo wallpaper and a luxury suite with a deep central bath, quartz tiled shower with hand activated light, wash hand basin in a bespoke cabinet and w.c. The main bedroom suite enjoys a lovely position in the house with access directly on to the garden. Rising to the first floor, there is a further large double bedroom and a smaller single that would make an excellent dressing room or study, served by a large cloakroom that we feel has space to create a full shower room.

The house also benefits from an independent annexe, perfect for guests or as stylish lettable unit.

The outside space is a wonderful combination of private lower terrace and open ground level garden, all linked by an industrial style staircase that enhances the clean, modern lines of the interior. The lower terrace is effectively another room and a continuation of the sociable main reception room space. The ground level garden has an open aspect and is perfect for al-fresco dining and entertaining with a central feature of the glass surround over the sunken terrace. Decked areas provide the perfect spot for BBQ's and there is a fitted hot tub to the rear. The garden is enclosed by a lovely walled boundary that we understand is Grade II* listed.

Oxford Walk, Cheltenham
Approximate Gross Internal Area
Main House = 2037 Sq Ft/189 Sq M
Annexe = 328 Sq Ft/31 Sq M
Total = 2365 Sq Ft/220 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
© ehoush. Unauthorised reproduction prohibited. Drawing ref. dig/8650982/SS





Kingsley Evans - Cheltenham

115 Promenade
Cheltenham
Gloucestershire
GL50 1NW

T: 01242 222292

E: evansd@kingsleyevans.co.uk

www.kingsleyevans.co.uk

Kingsley Evans Ltd. Registered in England and Wales - 8797306
Registered Office: 115 Promenade, Cheltenham, Gloucestershire, GL50 1NW

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.