

KE<sup>tm</sup>  
KINGSLEY  
EVANS

16 Halland Road

Cheltenham, GL53 0DJ



# 16 Halland Road

Cheltenham, GL53 0DJ

*A wonderful Edwardian home, full of character throughout the generous living space with a pretty garden and a private road location.*

- Reception hall
- Sitting room
- Snug
- Dining room
- Kitchen
- Cellar
- Three double bedrooms
- One single bedroom
- Family bathroom
- Garden
- Private road

Halland Road is a private, no-through road, with the Edwardian homes forming a very attractive street scene of handsome dwellings. This fine semi-detached red brick property has been a much treasured home and has been in the same family for 31 years, as such it could benefit from a remodel to maximise the natural space, volume and the house.

Immaculately presented, the house offers a traditional floorplan with superbly proportioned living and bedroom space arranged over two floors with a lovely outlook to the rear over a pretty garden. On the ground floor is a sitting room enjoying an open fire and views to the front through a large sash hung bay window. Behind this room is a snug, also with a feature fireplace and a full length window overlooking the garden vista. Off the hallway is a dining room, with a log burning stove, this is a generous space opening to the modern kitchen, fitted with classic units. This entire area could benefit from being an open plan space, incorporating the kitchen, dining and family area, making it conducive to modern family living. There is access to the garden from the kitchen and the house also has a cellar for further storage, accessed via a set of stairs from the dining room.





The proportions of Edwardian homes are excellent and this continues upstairs where there are three light and bright double bedrooms and one single bedroom. The bedrooms are served by a family bathroom. There is an excellent attic space that could, subject to the usual planning consents, be converted to another double bedroom or home office.

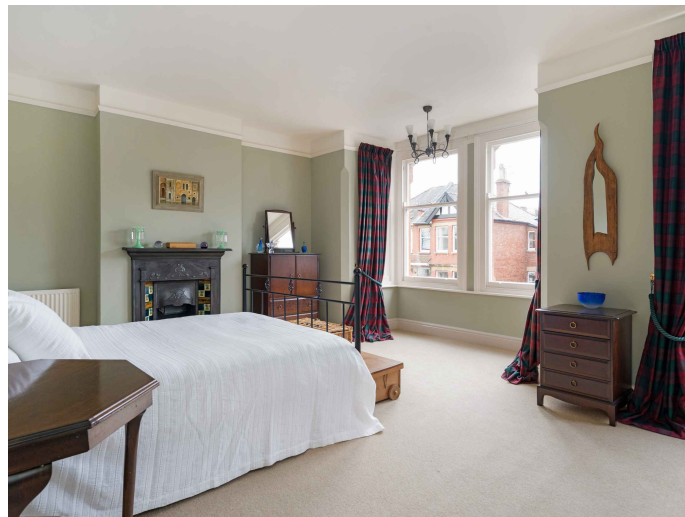
#### Outside:

The house is approached via a pathway from the private road, where the residents park with ease. The garden of 16 Halland Road is a pretty area of level lawn with a patio and storage. It is well established, yet designed to be minimal and easy to maintain.

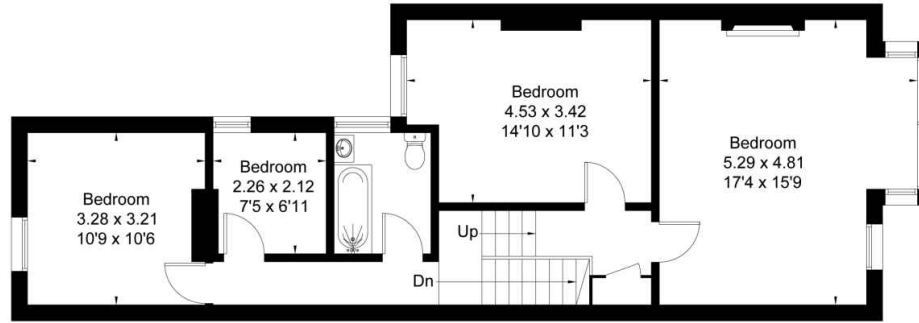
In all a wonderful Edwardian home in a desirable, private location in the heart of Leckhampton close to schools, shops and Cheltenham's centre.

#### Situation:

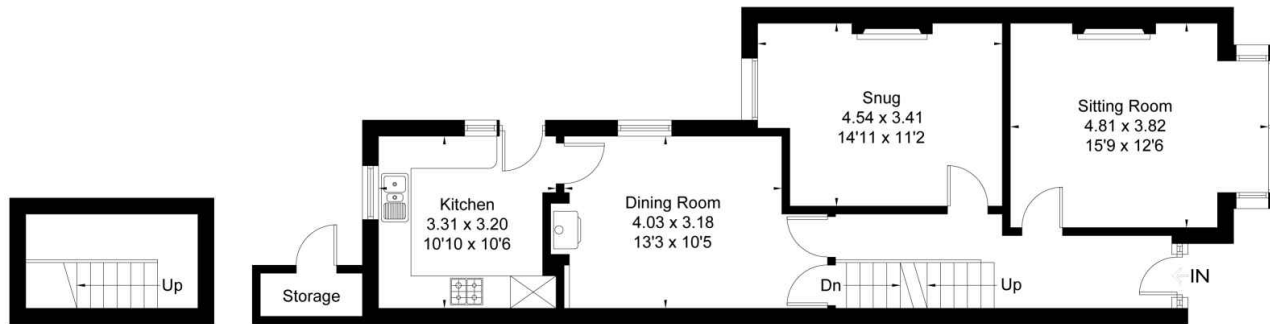
Halland Road is a prime Leckhampton address, it is discreetly positioned to the edge of the prestigious Bath Road, well known for its excellent shops, local boutiques and eateries. A no through road with very little vehicular or foot traffic, it has maintained its status over the years as a prestigious spot within Leckhampton and as such, very few houses come to the open market. It is a quiet location with access off the pretty roads to a range of amenities and some excellent schools, both in the state and private sector including the well regraded Leckhampton and Naunton Park Primary schools, Leckhampton High and Cheltenham College. The location also has excellent access to Cheltenham's cultural centre, within 25 minutes by foot, on to the A40 for Oxford and London and Cheltenham town centre is only 4 miles away.



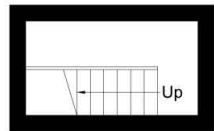
Approximate Area = 141.4 sq m / 1522 sq ft  
 Cellar = 5.6 sq m / 60 sq ft  
 Total = 147 sq m / 1582 sq ft (Including Storage)  
 Including Limited Use Area (0.6 sq m / 6 sq ft)



First Floor



Ground Floor



Cellar

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 313013

