A three-story terraced house with a light-colored facade. The ground floor features a central entrance with a white double door and a semi-circular transom, flanked by two large windows. The first floor has two windows. The second floor has two windows. The roof is dark with several dormer windows. A black metal fence runs along the front of the property, and a gravel driveway leads to the entrance. Two cars are parked on the street in front of the house. The house is surrounded by greenery, including trees and bushes.

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## 1st and 2nd Floor Apartment

5 Douro Road, Cheltenham, GL50 2PQ



## 1st and 2nd Floor Apartment

5 Douro Road, Cheltenham, GL50 2PQ

*An outstanding four bedroom duplex apartment offering exceptionally spacious, beautifully planned and presented living space with parking.*

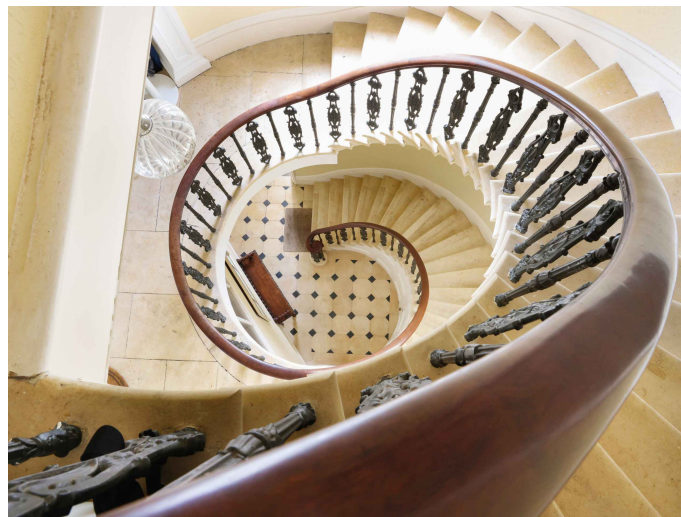
- Entrance hall
- Sitting room
- Drawing room
- Dining room
- Kitchen
- Study
- Four double bedrooms
- Utility room
- Bathroom
- Shower room
- Store room
- Parking

Douro Road is considered to be one of Cheltenham's most highly regarded addresses, set in the heart of the town, yet enjoying a charming and more peaceful town location. Duplex apartments of this scale and architectural merit are rare to find in this prime pocket of Cheltenham and the spacious property occupies the top two floors of this beautiful Grade II listed Ashlar stone Georgian villa.

The apartment is accessed via a stunning cantilevered stone spiral stairway. These communal stairs rise directly to the private entrance, opening up to the wide hallway that introduces the accommodation.

Unusually for apartment living there is an excellent choice of reception rooms. The drawing room is a generous room extending to over 21 sq ft, it has the grandeur one would expect of a building of this era with a feature fireplace and a large sash window to the front to enjoy the beautiful outlook.

The kitchen/breakfast room is a wonderful space with a relaxed sitting area set around a breakfast island unit and a range of high quality newly fitted units and Miele appliances under Dekton surfaces. From here, a door leads to a separate, more formal dining room which again is an excellent feature of this home.



Opposite, is a further, more intimate sitting room which is adjacent to a bedroom with a door connecting these two rooms, making it a flexible space to use as required. A cloakroom off the inner hallway completes this floor.

The balance of living and bedroom space is excellent, including a top floor study with an outlook over the garden which could easily be arranged as a cosy sitting room. Each of the three remaining bedrooms are of equally lovely proportions with the principal room enjoying a garden elevation and period charm. To service this floor, there is a large, newly fitted bathroom with a free standing bath in addition to a separate shower room adjacent to the utility. Outside there are communal gardens, two off road parking spaces and an EV charger.

The apartment offers beautiful living space and excellent bedrooms with every detail thought of to maximise the space on offer. The feel is more akin to living in a period townhouse with the space on offer yet with all the ease and security that comes with owning an apartment. An ideal lock up and leave, permanent home or a base for the local boarding schools as it sits centrally to The Cheltenham Ladies' College, Cheltenham College and Dean Close.

#### Situation:

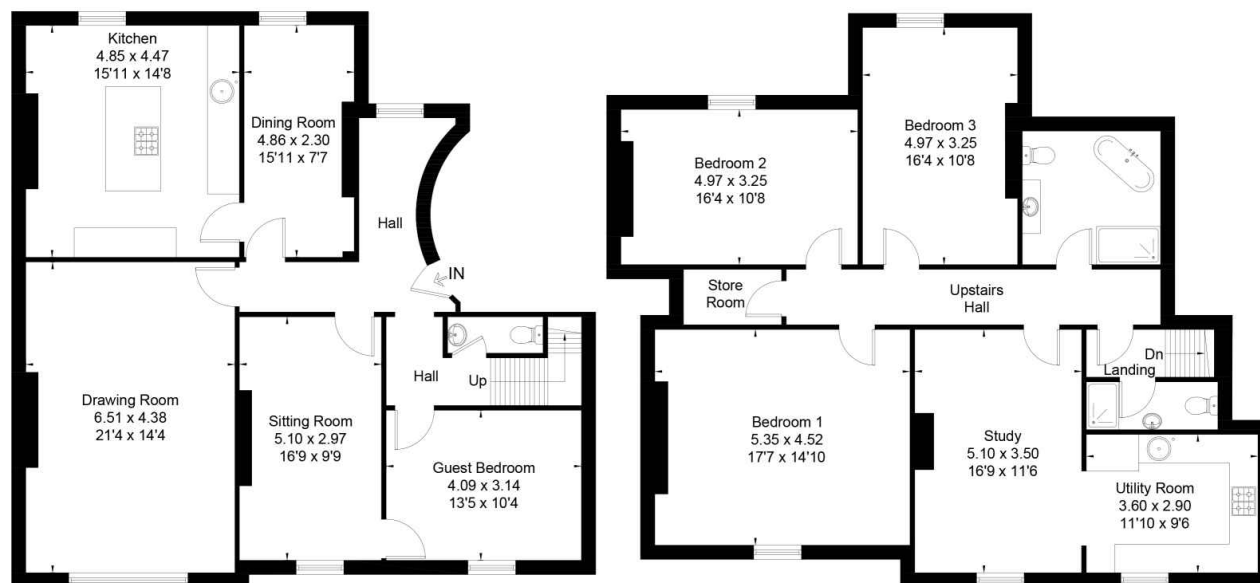
Douro Road is one of Cheltenham's finest residential addresses. The property overlooks the central garden square and park of Lansdown, an address notable for its architecture and grand properties. Within a short stroll is Montpellier, one of Cheltenham's most fashionable and popular locations, a stone's throw from the famous shopping district and within the heart of the lovely café and festival culture for which Cheltenham is so well regarded. Schools within the locality are exceptional and include world renowned boarding schools, The Cheltenham Ladies' College, Dean Close and Cheltenham College. Whilst distinctively town living, this area is a quiet pocket and is well known for its close proximity to some beautiful parks and garden squares. Communication links are highly accessible to the M5, A40 and A435 and Cheltenham Spa train station is within walking distance.





# FLOORPLANS

Approximate Floor Area = 201.8 sq m / 2172 sq ft



First Floor

Top Floor



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