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## Annandale

224 London Road, Cheltenham, GL52 6HW

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*Arguably, the most impressive and beautifully restored family home in Charlton Kings. With a detached annexe, ample parking and set within a beautiful plot of 0.4 acres yet only a short walk from town.*

- Over 5300 Sq Ft of accommodation
- Three reception rooms
- Kitchen/Dining room
- Utility room
- Cellar
- Six double bedrooms
- Five bathrooms
- Double story annexe
- Ample parking
- Set in 0.4 acres of landscaped gardens

A home of elegance and balance superbly located just a five-minute stroll from the heart of Charlton Kings and a little further into town. The property is a wonderful blend of Edwardian grandeur, with a modern day finish. The owners have taken great care to retain the very special original features, whilst making Annandale the most beautiful and inviting home, through their careful restoration and planning.

Spanning 5373 Sq Ft of accommodation, the house is a rare expanse, affording opulent living and bedroom space that has been cleverly designed to offer a mix of formal and informal areas. This is a home where classic meets contemporary. A detailed back to brick restoration, with the addition of a modern extension, clever interior planning to create lateral accommodation and a detached two-storey annexe in the garden offers buyers excellent potential for a variety of uses.

The house is arranged over four floors, the ground floor has been extended to create a wonderful kitchen, dining, and snug, with two sets of bi-fold doors leading out to the garden.



The bespoke designed kitchen is an area for entertaining as much as it is for family life, with direct access to the outside from the dining area. It features high end Miele and Rangemaster appliances, a Quooker tap and integrated Sonos sound system. A snug room occupies the rear of this floor, a charming room with a log burner that enjoys views over the garden. To the front elevation is a grand, more formal sitting room with a feature square bay window and fireplace. Adjacent is the third reception room, currently used as a large study. What was previously the kitchen, is now a spacious utility room which has access to outside. A cloakroom and stairs leading down to the useful cellar complete the ground floor.

The bedrooms are arranged over the upper floors and provide an excellent, balanced space to that of the reception rooms. The principal bedroom has the signature square box window and a beautiful en suite that has been newly fitted with dual sinks, a free standing bath and a separate shower. Two further double bedrooms having en suites. Bedroom four is adjacent to a family bathroom. The impressive bedroom space continues to the second floor, with a further two double bedrooms, beautiful in style with neutral tones, combined with period features and a shared shower room. This creates a great floor for children. The impressive walk-in loft storage is also accessed from this floor.

The house is set back from the road and framed with a courtyard area offering a carport with storage and private parking for several cars. The garden to the rear of the house provides several wonderful areas to sit and to soak up the peace, including a sunken terrace with pizza oven, built in BBQ and outdoor sink at the bottom of the garden. There is a lovely, canopied seating area and an extensive terrace outside the kitchen, all ideal for dining al fresco. Landscaped to provide a green and mature backdrop, with areas of level lawns interspersed with paved walkways, generous borders, raised beds, mature trees and a full lighting system through the garden. Easy to maintain, the gardens are a green oasis for town living.

Nestled within the sunken garden and lying lower in orientation to the main house, is the 'annexe'. This exceptional space offers the discerning buyer an additional, separate property to use as required. The current owners use this as a studio with a cinema and games area above. It is also fitted with a kitchenette and shower room and has separate planning permission for use as standalone ancillary accommodation. The kitchen garden outside is beautiful and can be enjoyed as a private area for the annexe alone or for both properties, as it is currently. Partly obscured by the clever landscaping, the mature Italian Cypress trees provide an element of privacy between the properties.



**Approximate Gross Internal Area 5373 sq ft - 499 sq m**

Basement Area 346 sq ft – 32 sq m  
 Ground Floor Area 1514 sq ft – 141 sq m  
 First Floor Area 1245 sq ft – 115 sq m  
 Second Floor Area 853 sq ft – 79 sq m  
 Annex Ground Floor Area 511 sq ft – 48 sq m  
 Annex First Floor Area 511 sq ft – 48 sq m  
 Garage/Carport Area 264 sq ft – 24 sq m  
 Outbuilding Area 129 sq ft – 12 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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