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FOR SALE
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5 Gratton Street

Cheltenham, Gloucestershire, GL50 2AT

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A beautifully finished townhouse which has been refurbished and extended to the most intricate standard on this highly coveted road.

- Reception hall
- Sitting room
- Kitchen/Dining/Family room
- Three double bedrooms
- Family bathroom
- Enclosed garden
- Planning permission approved

A charming townhouse on this sought after road only moments away from everything The Suffolks, Montpellier, Bath Road and Tivoli have to offer. The property is offered for sale in the most immaculate order having been comprehensively renovated and extended over recent years resulting in a contemporary style within a period structure that complement each other beautifully.

Spanning circa 1500 Sq. Ft, the property is deceptively spacious with well-planned accommodation that takes advantage of the space in the most practical way. The house is set over three floors and upon entertaining there is a real sense of light and space. A wide hallway introduces the formal sitting room, which is set to the front of the house, a beautiful room with a feature hearth with log burning stove and view over the street scene to the front through large sash windows dressed with working shutters. Across the rear of the house, designed to overlook the garden, is a recently extended and fitted kitchen/dining/family room. The heart of the house, this incredible space is well-appointed with a range of units and appliances, under granite worktops, a well-planned space with high end finishes, including built in appliances and space for a range style cooker.



The central island, with inset sink, overlooks the dining and family area making this entire space particularly sociable and ideal for entertaining with bi-fold doors open directly to the courtyard garden.

The staircase rises to the first floor accommodation and two large bedrooms. The master bedroom, with walk in dressing room, overlooks the street scene through two Sash windows. Bedroom two is adjacent to a luxury and newly fitted bathroom with free standing bath and a separate shower.

On the lower ground floor is a large area currently used as a study/utility area, but could easily be required as a third double bedroom. Planning permission has been granted to allow alterations on this floor to include the formation of new openings, landscaping works, and new boundary railings. Cheltenham Borough Council ref 23/01237/FUL.

OUTSIDE:

The garden at Gratton Street is a pretty town courtyard, which is laid with patio and designed to be a space that is easy to maintain yet a peaceful, idyllic space to dine al fresco.

SITUATION:

Much of the attraction of Gratton Street is due to its location, a much sought-after address that sits between the exclusive areas of The Suffolks and The Park. The road itself has a lovely feel and this pocket of Cheltenham is particularly cosmopolitan. On your doorstep is a collection of boutique shops, eateries and the renowned Bath Road, which offers excellent day to day shopping. Within a leafy stroll is Cheltenham's fashionable town centre, which plays host to several highly acclaimed festivals including Jazz, Food, Literature. This, and the excellent shopping, restaurants, schools and café culture, make the town a beautiful place to live. A further advantage is the ease of communication links, with Cheltenham Spa train station within a comfortable walk, and easy access to the M5 Motorway, A417 and A40 London Road.



Approximate Gross Internal Area 1491 sq ft - 139 sq m

Lower Ground Floor Area 253 sq ft – 24 sq m

Ground Floor Area 701 sq ft – 65 sq m

First Floor Area 537 sq ft – 50 sq m



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Energy Efficiency Rating		
	Current	Potential
Keep energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
73		86
England, Scotland & Wales		
EU Directive 2002/91/EC		