



KETM
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EVANS

86 Suffolk Road

Cheltenham, GL50 2SZ

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A beautifully refurbished and immaculate semi-detached townhouse offering practical and elegant accommodation in what is one of Cheltenham's finest addresses.

- Reception hall
- Sitting room
- Dining room
- Kitchen/Breakfast room
- Cloakroom
- Principal bedroom with ensuite
- Guest bedroom with ensuite
- Two further double bedrooms
- Family shower room
- Garden
- Parking

A renovated and beautifully presented semi-detached house forming part of a delightful street scene only moments away from everything The Suffolks, Montpellier, Bath Road and Tivoli have to offer. This is a home of elegance and charm, with characterful details that cleverly blend with the modern finish the current owners have implemented throughout their careful restoration.

Spanning circa 2400 Sq Ft, the property is spacious with well-planned accommodation that is set over two floors and is presented in the most practical way taking advantage of the natural width of the house. A wide hallway introduces the reception rooms with a fine cantilevered staircase that rises to the first floor. A double reception room is set to one side. The front half features an expansive and elegant sitting room with an oversized sash window boasting a view of the manicured front yard and the elegant period buildings beyond. The back half is a formal dining room with another large sash window offering views of the leafy backyard. Both rooms are bright and elegant, with fireplaces, soaring ceilings, and immaculate period features. Lights at the front and rear of the property can be switched on after dark for dramatic effect.



Across the rear of the house, designed to overlook the garden, is a kitchen/breakfast room. Well-appointed, with a range of units and appliances, it is a well-planned space where the central island, with inset sink, overlooks the breakfast area making this entire space particularly sociable with a door that opens directly to the courtyard garden. In addition to the accommodation on the ground floor, is a cloakroom and opposite this are built in cupboards.

The staircase rises to the first floor accommodation and to four excellent bedrooms. The principal bedroom is positioned to the front of the house with a range of built in wardrobes and has an en suite bathroom. A guest bedroom also has the benefit of an en suite bathroom, whilst a family shower room serves the remaining two double bedrooms. Of worthy note, bedroom three benefits from an extra area adjacent, which the current owners have used as a home office and bedroom four has built in cabinetry that is also used as a study area.

OUTSIDE:

As well as a manicured area to the front, which introduces the house, the garden to the rear is a pretty town courtyard, which is laid with patio and designed to be a space that is easy to maintain yet a peaceful and mature, ideal to dine al fresco. Fully enclosed with a range of shrubs and plants, there is a vehicular roller door allowing the space to be used for off road parking if preferred. In addition, further parking is offered by way of permits provided by Cheltenham Council.

SITUATION:

Much of the attraction of Suffolk Road is due to its location, a much sought-after address that sits between the exclusive areas of Tivoli, Montpellier 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 and 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.



SUFFOLK ROAD, GL50

Approx. gross internal area
2343 Sq Ft. / 217.7 Sq M.



All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



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Energy Efficiency Rating		
	Current	Potential
Very 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		
England, Scotland & Wales		EU Directive 2002/91/EC