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EVANS

ANDOVER HOUSE

20 Ashford Road

Cheltenham, GL50 2EN



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*A beautiful and attractive townhouse requiring modernisation on this highly coveted road between Tivoli and The Park.*

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- |                         |                          |
|-------------------------|--------------------------|
| • Entrance hall         | • Principal bedroom      |
| • Double reception room | • Three further bedrooms |
| • Study                 | • Large family bathroom  |
| • Kitchen               | • Cloakroom              |
| • Dining room           | • Courtyard garden       |
| • Pantry                | • Grade II Listed        |
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A beautiful and attractive townhouse requiring modernisation on this highly coveted road between Tivoli and The Park.

Rarely do townhouses of this scale and architectural merit come to the market on this highly coveted road that offer the opportunity to restyle and renovate (subject to planning). Number 20 is one of the classic Ashlar stone townhouses that whilst lovingly maintained and enjoyed for many years by the current owner, it would now benefit from a series of cosmetic enhancements.

Spanning 2020 Sq Ft of accommodation over four floors, the main house offers the classic proportions, detail and layout that one would expect of its era. There are two main reception rooms on the raised ground floor in addition to a study. On the garden level is the kitchen, dining room, walk in pantry, store and cloakroom.





The bedrooms are set over the upper floors. The principal bedroom is on the first floor. With two large windows overlooking the street scene, it is grand in size spanning the full width of the house. There is a large family bathroom on this floor. On the second floor, there are three further bedrooms.

In all, a very special townhouse on a lovely quiet road. Due to its central and sought-after location, it makes an ideal family home, investment or lock up and leave.

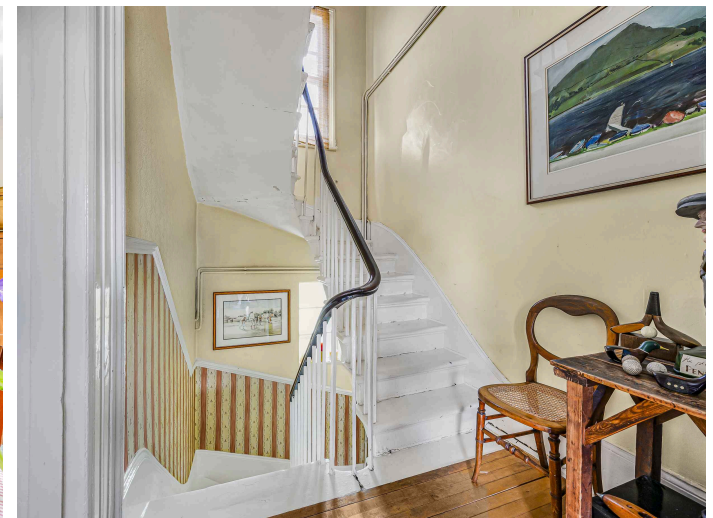
#### Outside:

As with these charming townhouses the garden at the rear is laid in courtyard style which makes a lovely spot to dine al fresco and for potted plants.

#### Situation:

Ashford Road is a fine address set between The Park and Tivoli, two of Cheltenham's most fashionable and popular locations. Made up of character homes and attractive street scenes with its own 'village' atmosphere, the property is within strolling distance of a lovely range of excellent amenities.

Cheltenham's shopping districts, Montpellier and the Promenade, are also within a short stroll and the town plays host to many internationally renowned Festivals to include Jazz, Music and Literature. Communication links are highly accessible to the M5, A40 and A435 and Cheltenham Spa train station is under a mile away so comfortable walking distance.





Approximate Gross Internal Area 2020 sq ft – 187 sq m  
 Lower Ground Floor Area 579 sq ft – 54 sq m  
 Ground Floor Area 527 sq ft – 49 sq m  
 First Floor Area 457 sq ft – 42 sq m  
 Second Floor Area 457 sq ft – 42 sq m

