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EVANS

20 Evesham Road

Cheltenham, Gloucestershire, GL52 2AB

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The most intricately and beautifully refurbished townhouse offering luxurious accommodation on this sought-after road a short walk from Pittville Park and Cheltenham's centre.

- Kitchen/Breakfast room
- Sitting room
- Dining room
- Office
- Utility room
- 5 Double bedrooms
- 5 En Suites
- Self-contained studio apartment
- Self-contained one bedroom apartment
- Dressing room to principal bedroom
- Beautifully refurbished throughout

Number 20 is the most beautiful Grade II listed townhouse forming part of an attractive street for which Cheltenham is so well-regarded. Steeped in local history the property and the road have become a highly coveted address offering the very best of town living yet a stone's throw from the famed Pittville Park with its green and open spaces. The current owners have meticulously refurbished the property, skilfully balancing a modern approach to the period structure, without compromising on the stunning features and intricacies of its era. Spanning c4026 Sq Ft of accommodation, the property is opulent and particularly grand with stunning proportions and well-planned yet flexible accommodation to enable a buyer to use as required.

The house is arranged over four floors, with the lower ground floor arranged as a one-bedroom studio and a spacious one-bedroom apartment, comprising a bedroom with en suite shower room with a spacious hallway and sitting room, utility and kitchen. Should a prospective owner wish, this could be used to generate a supplementary income or to keep, as it is currently used, as overflow/guest accommodation to the main house, as the original staircase connecting the two is still in use.



Entrance is via a few steps into the hallway with a cantilevered staircase. The raised ground floor contains the kitchen opening into a breakfast/family room. This entire space is beautiful, the newly fitted kitchen, by Tom Howley, is well appointed with a range of units, high-end appliances and a large breakfast island. This overlooks the dining space in front of two large Sash windows, making this extraordinary space a wonderful place for family life and entertaining alike. From here double doors open to the office which offers steps down to the courtyard garden. Also across the rear of the house is a well-equipped utility/boot room, with a range of bespoke cabinetry for storage and again, direct access to the courtyard garden.

As with any traditional town house, the formal drawing room is set on the first floor. This elegant room is particularly grand with a charming street scene vista through full length sash windows dressed with working shutters. An opening leads to the formal dining room at the rear. Both of these rooms are wonderfully light with feature fireplaces, large sash windows and tall ceilings.

The entire first floor has been redesigned to create a lavish bedroom and bathroom space. The principal suite is stunning, adapted to offer a beautiful master room, a walk-in dressing room with an adjoining en suite bathroom that extends to the entire frontage of the property. With floor to ceiling tiles and a copper freestanding tub-style bath, there is a walk in shower, fitted storage units and a separate WC. To the rear of this floor, on the mezzanine level, is a guest bedroom with en suite and a well-equipped laundry room off the inner hallway.

In all, the most impeccable townhouse, of great architectural merit, renovated to the highest standard offering luxury accommodation that has been beautifully considered and planned.

OUTSIDE:

There is a paved terrace to the rear which provides a lovely south-westerly facing outside space, perfect for al fresco dining, dressed with potted plants and framed with walling. There is permit parking on the road outside the house.



EVESHAM ROAD, GL52

Approx. gross internal area
4026 Sq Ft. / 374.0 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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