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ROSECOURT

The Grove, Christchurch Road, Cheltenham, GL50 2PN



# ROSECOURT

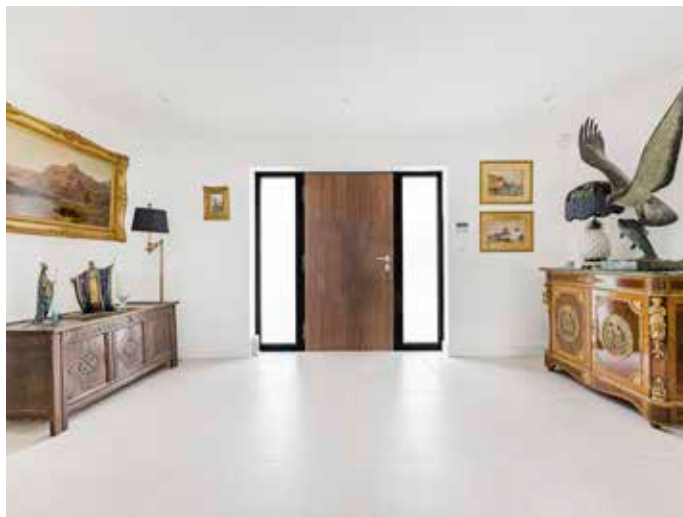
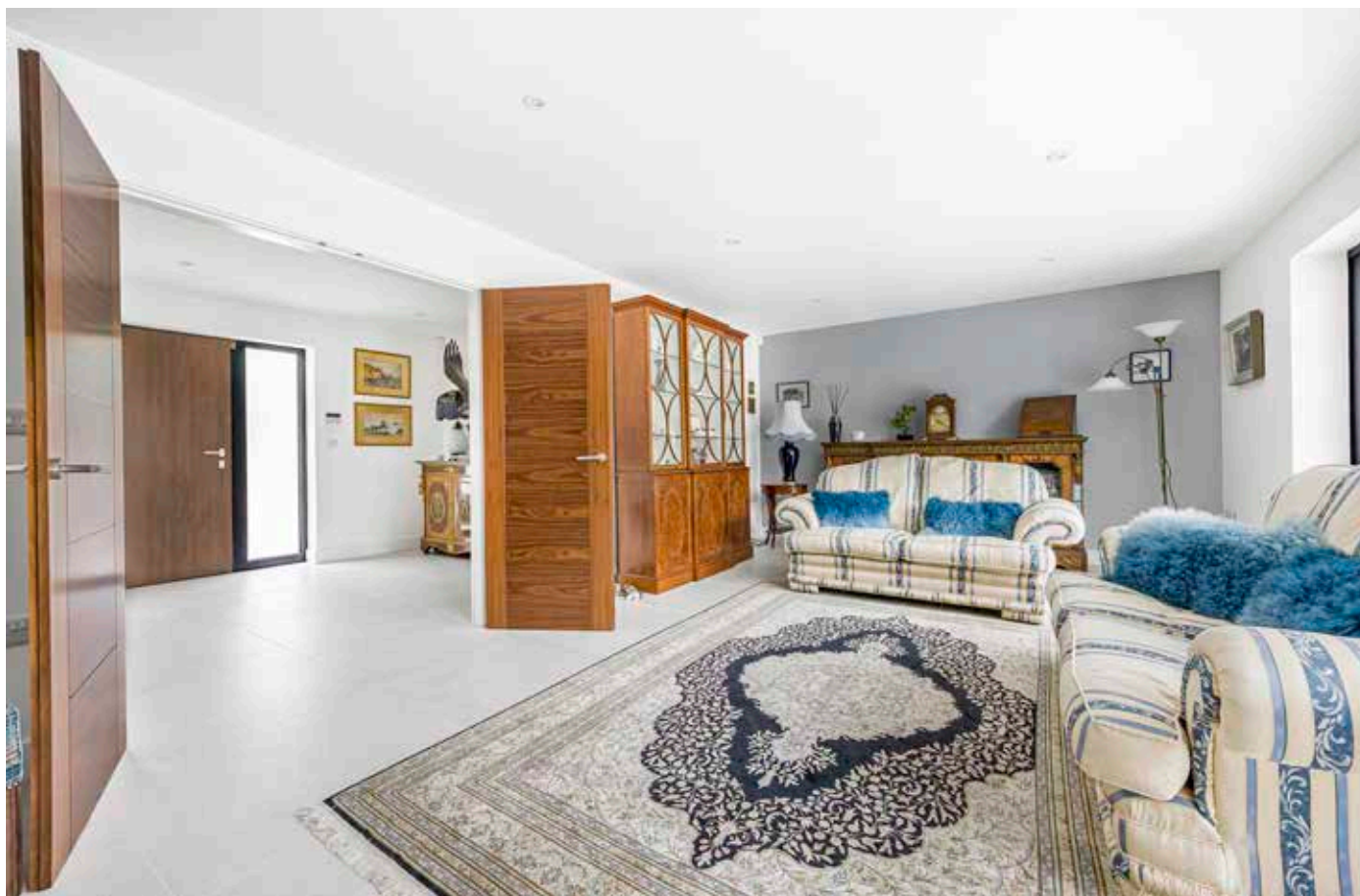
THE GROVE, CHRISTCHURCH ROAD, CHELTENHAM, GL50 2PN

*An exceptional, contemporary detached family home tucked away off this sought after road with a garden, spacious parking, and a double garage.*

- Reception Hall
- Kitchen/Dining Room
- Sitting Room
- Cloakroom
- Principal Suite with En Suite Bathroom
- Two Bedrooms with En Suites
- Two Further Bedrooms
- Luxury Bathroom
- Double Garage
- Ample Off Road Parking
- Gardens

## DESCRIPTION

This exceptional contemporary house is positioned on a private road off Christchurch Road, one of Cheltenham's finest residential suburbs. It is extremely rare to find a house on this scale in such a quiet location so close to the town centre. Built in the last five years, Rosecourt is an excellent example of modernist architecture that has a more timeless feel. The total area extends to over 3510 Ft of flexible accommodation offering one level living with bedrooms also on the second floor. The clever layout has been arranged with family life, entertaining and quiet retreat in mind, with free-flowing communal rooms in perfect balance with more formal space. Clever details have given a sociable feel with the southerly side of the house, organised as a considerable kitchen and dining room. The kitchen itself is well appointed with a range of bespoke units under Quartz worktops, integrated appliances and a large island. An opening naturally divides the space to the breakfast/family room. Adjacent, is a large sitting room which is central to the accommodation. This entire arrangement connects to outside from bi fold doors leading to an internal courtyard, merging the exterior and interior space in order to fully enjoy the garden at each angle. To the other side of the house, also with a set of bi



fold doors out to the sun terrace, is the principal bedroom with an en suite bathroom and to the front, is a further bedroom and en suite shower room. A utility room and cloakroom complete the accommodation.

There are three further bedrooms on the first floor. A guest bedroom with a spacious en suite bathroom and built in wardrobes would make an excellent master suite if so required with two further bedrooms that are served by a luxury bathroom.

#### OUTSIDE

The Grove is an exclusive and small enclave off Christchurch Road, a highly coveted address in this leafy suburb of Cheltenham. The setting of Rosecourt is both discreet and private, just one of five homes on this private road and as such, there is very little foot or vehicular traffic. The property offers a lovely plot, set behind a brick perimeter with a driveway that sweeps around to the front of the property. The gardens surround the house and have been landscaped to provide a spacious area which is easy to maintain. There is a double garage which has been fitted with underfloor heating and large floor tiles with the view it would make an excellent area for a gym.

#### SITUATION

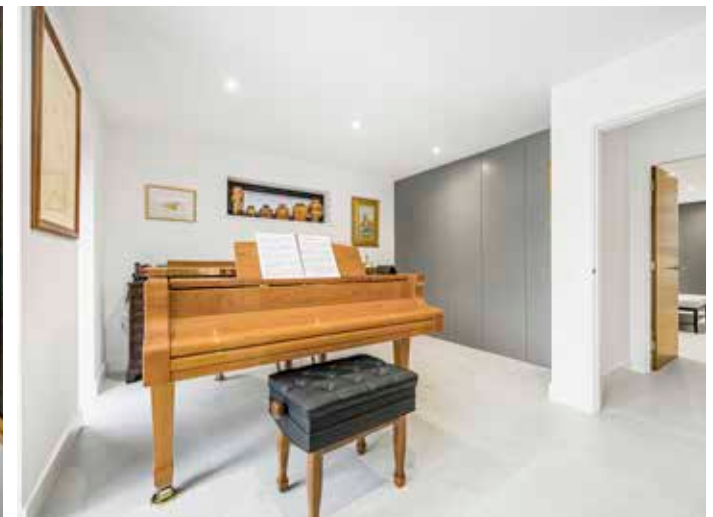
Christchurch Road is one of Cheltenham's most fashionable and popular locations within strolling distance of the cosmopolitan lifestyle on offer in Cheltenham's centre. The famous shopping districts of Montpellier, Tivoli and The Promenade, with their lively café and restaurant culture, are within close walking distance, and the town centre, home to many internationally renowned festivals including Jazz, Music and Literature, is a 15-minute walk. The appeal of this location is its easy accessibility to Cheltenham's world-renowned schools with The Cheltenham Ladies' College, Cheltenham College, Dean Close and Airthrie Preparatory all within a mile. Communication links are also excellent to the M5, A40 and A435 and Cheltenham Spa train station can be reached by foot in less than five minutes. The immaculate Cheltenham Ladies' College Sports centre is situated in Christchurch Road, off Queens Road, offering membership for tennis, swimming, squash, fitness classes and two well equipped gyms.

#### LOCAL AUTHORITY

Cheltenham Borough Council

#### SERVICES

All mains services are connected





Approximate Area = 326.7 sq m / 3516 sq ft (Including Garage)  
Including Limited Use Area (14.3 sq m / 154 sq ft)

