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EVANS

28 Ashford Road

Cheltenham, Gloucestershire, GL50 2EN

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The most beautifully presented and finished townhouse on this highly coveted road off The Park and The Suffolks.

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- Entrance Hall
 - Kitchen/Living/Dining room
 - Tom Howley kitchen
 - Three bedrooms
 - Cloakroom
 - Shower room
 - Thomas Crapper suites
 - Front and rear garden
 - Sought after location
 - No onward chain
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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 beautiful order, having been comprehensively improved by the current owners who have cleverly complemented a modern finish within this charming period structure, making it the most comfortable and inviting home throughout.

Number 28 is, without any doubt, a picture postcard house; these smaller scale townhouses rarely come to the market and particularly ones finished to this exceptional standard, which offers the same grandeur and detail as its larger neighbours along Ashford Road.

Spanning just under 1000 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 entering, there is a real sense of light and space. Entrance is via stone steps opening to the accommodation on the ground floor, comprising two bedrooms and a cloakroom.



The kitchen/living/dining room is the heart of the home, recently refitted with a range of units by Tom Howley and high end appliances, this is the most beautiful space in which to dine and entertain. To the rear is a Thomas Crapper walk in shower room.

The principal bedroom is a lovely space which enjoys an elevated setting on the first floor. Wonderfully light, with a double aspect, tall ceilings, and a fireplace, this room could also be used as a formal sitting room.

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

Outside:

The property is positioned discreetly behind a wall with new iron railings and a gate, which opens onto the front courtyard. There is a walled courtyard to the rear. Both courtyards provide outside space, ideal for potted plants and al fresco dining.

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, Ashford Road is within strolling distance of a lovely range of amenities to include an excellent butcher and deli, popular public houses, cafe and Tivoli Wines to name a few. 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 including Jazz, Music, Horse Racing and Literature. Communication links are highly accessible to the M5, A40 and A435 and Cheltenham Spa train station is under a mile away making it a comfortable walking distance.



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Approximate Gross Internal Area = 89.4 sq m / 962 sq ft



 = Reduced headroom below 1.5m / 5'0"

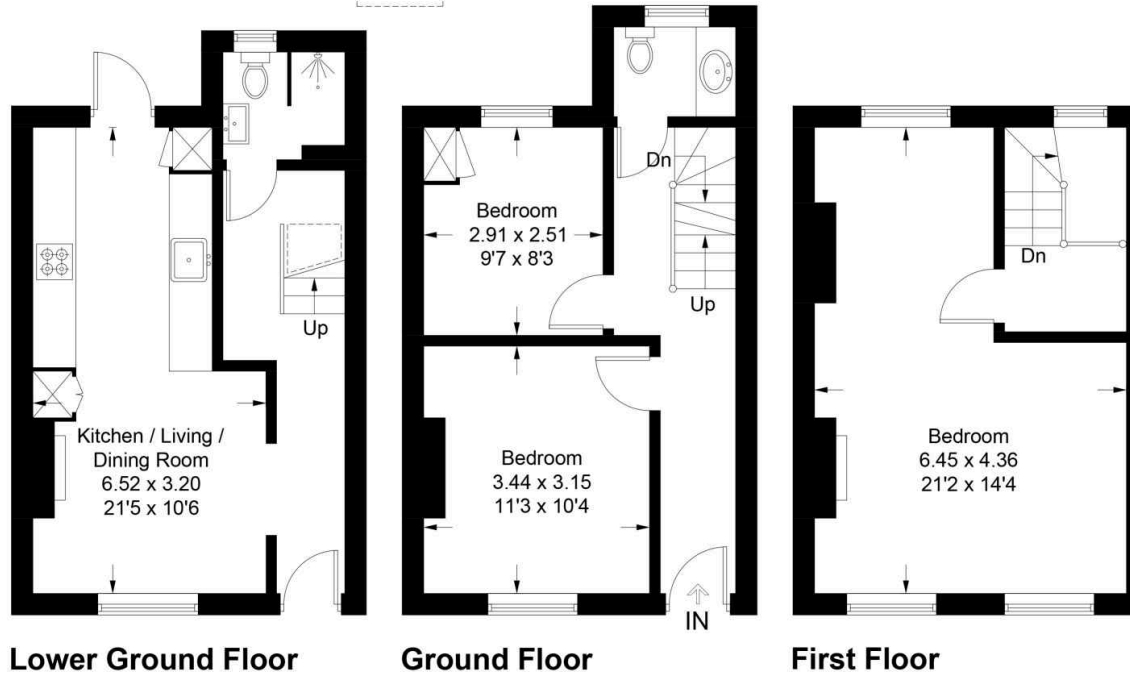


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