

LEWESHAM HOUSE

66 Suffolk Road, Cheltenham, GL50 2ED



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THE MOST BEAUTIFULLY PRESENTED CLASSIC LINK DETACHED GRADE II LISTED FAMILY HOME WITH A SELF CONTAINED APARTMENT ON THIS HIGHLY COVETED ROAD, WITH WONDERFUL ACCOMMODATION, GRAND PROPORTIONS AND A GENEROUS, PRIVATE SOUTH FACING GARDEN.

Ground Floor:

Sitting Room • Drawing Room • Family Room
• Kitchen/Breakfast Room • Study

First/Mezzanine Floor:

Principal Bedroom with en Suite Bathroom & Dressing Room • Four Further Bedrooms • Bathroom • Storage

Lower Ground Floor:

A Self-Contained Apartment with Private Entrance
• One En Suite Bedroom • Kitchen/Sitting Room
• Private Utility for the Main House • Cloakroom

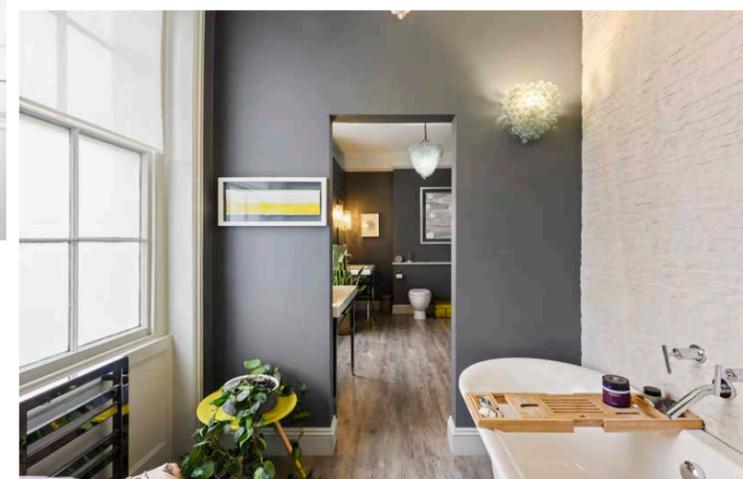
Outside:

Walled South Facing Garden • Off Road Parking
• Electric Charging Point

DESCRIPTION

This beautiful family home is a showcase of elegance and balance superbly located in The Suffolks, one of Cheltenham's finest addresses nestled between Bath Road, Tivoli and Montpellier. The property is a wonderful blend of period grandeur with a modern finish and one of the most beautiful and inviting homes throughout.

Spanning over 4300 Sq Ft of accommodation, the house is a rare expanse of space. Affording magnificent living areas and bedrooms in a lateral, classic configuration with the addition of the lower ground floor which is arranged as a self-contained apartment, with its own private entrance, en suite bedroom, kitchen and sitting room. Along with a separate utility room to serve the main house. This has been successfully let over the years generating a supplementary income for the current owners. Should a prospective owner prefer, this floor lends itself as overflow/guest accommodation or for a live in au pair, as the original staircase connecting the two is still in use.

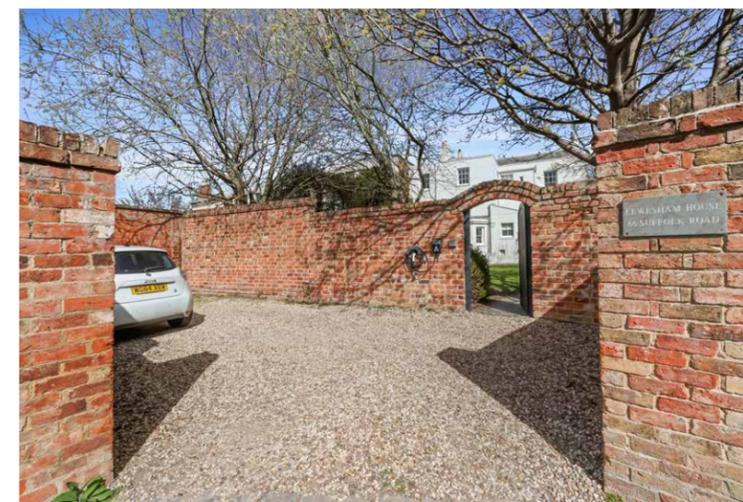


The primary entrance on the raised ground floor leads directly to the spectacular reception space from the original vestibule. This floor showcases a more formal finish, with the rooms kept in traditional style. The principal rooms are of equally grand proportions, open to each by way of folding doors, making this an ideal space in which to entertain with the choice of one large space or to close off as a drawing and sitting room. The family room, to the rear, opens directly to the gardens. The kitchen and breakfast room are more contemporary in design, with modern units, a central island, and a glazed extension ideal for further seating adjacent to bi fold doors that open to the raised terrace and lawns. A garden facing study and a downstairs WC complete the accommodation on this level.

OUTSIDE

The garden is a rare expanse of private, level lawn, a green oasis in the heart of Cheltenham and quite unexpected living so close to the town centre. Facing south, the gardens are bound by walling creating a private area that is not overlooked and a glorious balance to a home of this scale. Beyond the garden is an enclosed parking area for several cars along with an EV charger.

The quality of the ground floor continues to the first floor, with four beautifully proportioned bedrooms. The principal suite enjoys a large, modern bathroom, along with a fitted dressing room creating a luxurious and private space within the house. An additional mezzanine landing leads to a further bedroom, family bathroom and a loft storage room. The upper floors offer flexible rooms ideal for family, living, guests or working from home.



LEWESHAM HOUSE, SUFFOLK ROAD, GL50

Approx. gross internal area
4365 Sq Ft. / 405.5 Sq M.



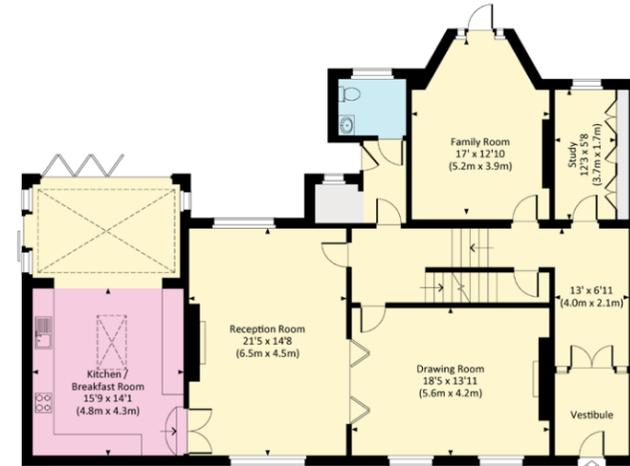
FIRST FLOOR



MEZZANINE



LOWER GROUND FLOOR



UPPER GROUND FLOOR

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

SITUATION

Suffolk Road is undeniably one of Cheltenham finest addresses, a wide and leafy road lined with high calibre homes. This beautiful pocket of Cheltenham is a short stroll from a range of amenities on the charming Tivoli Road including a deli, a sought-after pub, coffee house, florist and boutique stores. The property enjoys the best of all worlds, with parks and green open spaces in addition to esteemed educational establishments The Cheltenham Ladies' College, Cheltenham College and Dean Close, all are within a comfortable walk. Cheltenham's fashionable shopping districts, Montpellier and the Promenade, are extremely close enjoying some excellent shopping, restaurants and the many internationally renowned Festivals to include Jazz, Music and Literature that the town offers. Communication links are highly accessible to the M5, A40 and A435 and Cheltenham Spa train station is under a mile away.

ADDITIONAL INFORMATION

All mains services are connected

Local Authority Cheltenham Borough Council (01242) 262626

Council Tax Band G

The Property is Grade II listed.



IMPORTANT NOTICE

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