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14 Sydenham Road South

Cheltenham, GL52 6EF

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A well presented, 1930's detached family home set within a spacious and mature plot on this highly regarded road within a leafy pocket of Cheltenham's town centre.

- Reception hall
- Drawing room
- Kitchen / Dining room
- Family/Music room
- Cloakroom
- Principal bedroom with En Suite
- Three further bedrooms
- Family bathroom
- Parking
- Garage
- Studio/Home office

A wonderful example of an attractive, detached 1930's home located along this charming tree-lined road positioned in a highly sought after pocket of the town. Number 14 is a beautifully presented home that offers the practical layout and large rooms that this era is noted for.

The entrance is via a wide hallway that connects the principal living rooms. All generous in size, there is a family/music room to the front in symmetry with the lovely drawing room, with a feature fireplace and double doors leading to the outside terrace and garden. To the rear is the open plan, kitchen and dining room. Arguably, the most impressive part of this home and the heart of family living, it is divided into two distinct areas, the kitchen itself is fitted with an excellent range of modern units, a breakfast island and integrated appliances, granite worktops feature throughout and stone floor tiles run underfoot. This area opens into the dining room which is set within an orangery, making it particularly light and with an inside-outside feel, enjoying views of the garden at every angle. Doors to the side and rear allow for access to the garden, making it a wonderfully social room.



The staircase rises to the first floor and the four well presented bedrooms. The principal room has an en suite shower and the three further bedrooms share a modern family bathroom.

Of worthy note, the loft area has been fully boarded with light. As many other have done in this area, it could, if required, lend itself to conversion to a bedroom, subject to the necessary planning constraints.

Outside:

Homes on this road don't often come to the market for sale and this town location offers larger gardens, plots and outside space than you would expect to find living so centrally. The plot in which number 14 sits is mature and spacious. Fronted with lawns and mature trees, there is paved parking to the side and double gates that open to provide access to the garage. The gardens at the rear are a large area of level lawn with mature and well-stocked borders, a feature pond and a patio terrace for outside dining. At the rear of the garage there is a studio which benefits from light and power, making it a super space in which to work, overlooking the garden and away from the main house, or to be used as a gym or yoga studio.

Situation:

Sydenham Road South is a highly regarded tree lined road close to the centre of Cheltenham and extremely well placed for access out to communication links in all directions. This ideal location provides a perfect example of town living yet is moments away from the open green space of Sandford Park, The Lido and East Glos Tennis Club. Cheltenham Town centre can be reached by foot in ten minutes. A cultural town, it plays host to several highly acclaimed festivals including music, jazz and literature in addition to a wonderful café and restaurant scene and high end shopping on the Promenade. A hub for education, the location is central to some excellent schools in both the state and private sector, including Holy Apostles C of E, Ashley Manor Prep, The Cheltenham Ladies' College, Cheltenham College, St Edwards Senior and Dean Close.



Approximate Gross Internal Area 1917 sq ft - 179 sq m

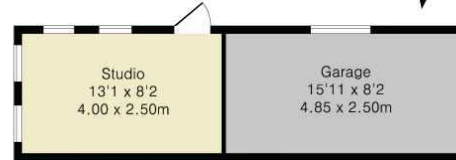
Ground Floor Area 934 sq ft – 87 sq m

First Floor Area 740 sq ft – 69 sq m

Garage Area 243 sq ft – 23 sq m



Ground Floor



Garage



First Floor

