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EVANS

67 St. Georges Road

Cheltenham, Gloucestershire, GL50 3DU

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The most beautifully finished home, in a prime town centre spot, with a beautiful walled garden, parking and a short stroll from Montpellier, Cheltenham Ladies College and the train station.

Raised Ground Floor:

- Drawing room
- Dining room
- Office

Garden Level:

- Kitchen/Breakfast room
- Snug & Garden room
- Utility room & Shower room
- Double bedroom

Upstairs:

- Principal bedroom with En Suite and dressing room
- Three further bedrooms (all with en suite)

Outside:

- Gardens
 - Parking for two cars
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This beautiful Grade II listed townhouse forms part of an attractive street for which Cheltenham is so well-regarded, located just moments from Montpellier and Promenade, with The Cheltenham Ladies' College within a stone's throw. This turnkey home is a marriage of modern interiors within a classic period structure, where the owners have carefully retained many of the original features that make this the most exquisite and inviting home throughout.

Set over four floors and extending to circa 3500 sq ft of accommodation, the floorplan is both practical and traditional, offering a clever mix of formal and informal spaces that, whilst grand, are manageable and functional with a lavish approach.

Entrance is via a few steps into the vestibule and hallway with a cantilevered staircase. The raised ground floor contains the principal reception rooms. The drawing room occupies the front of the house with two impressive floor to ceiling windows that open to a balcony and fill this room with natural light. Adjacent is the dining room, which has a marble fireplace and ornate panelling, an ideal room for family life and entertaining. Off the entrance hall is a well appointed office and a guest cloakroom.



On the garden level with direct access to the pretty, wooded grounds, is the magnificent, more informal reception space. As with any of the best family homes this is the hub of the house and this entire space is beautiful. The kitchen is well-appointed with units from bespoke German Pronorm cabinetry, Silestone worktops, integrated appliances and a breakfast bar. A traditional feature bread stove adds warmth and character detailing to what is a more contemporary space.

A snug is adjacent and provides a connection from the kitchen to the garden room, which is just lovely, overlooking the gardens with access directly to the sun terrace, making this a wonderful spot to dine al fresco. To the front of the house is a generous double bedroom, a shower room and a well-designed utility room.

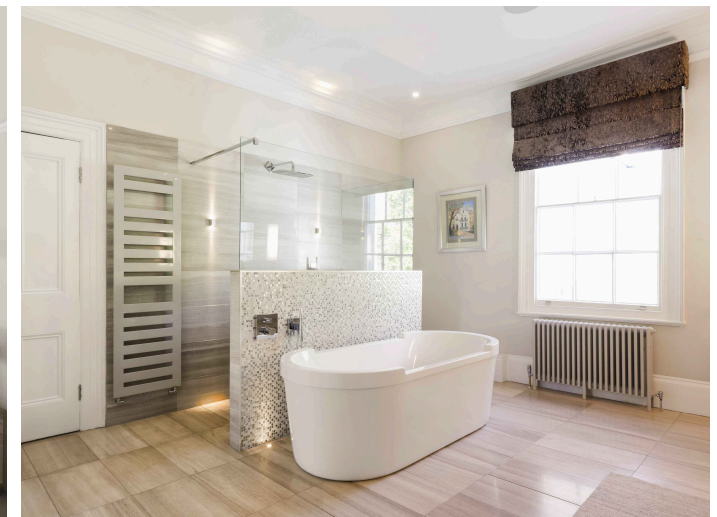
The bedroom space occupies the upper floors with a double bedroom and en suite on the first mezzanine. The staircase rises to the principal suite on the first floor. A masterful space, that has been designed entirely for opulent living. It is a spacious room with two Sash windows and double doors that open to the luxurious bathroom. The sumptuous suite includes a contemporary roll top bath, rain shower and built-in storage. Adjacent is a bespoke walk-in dressing room, fully fitted with hanging rails, drawers and shelving. A further double bedroom with en suite completes this level.

The second floor hosts a fifth bedroom, benefitting from a stylish en suite bathroom, which is ideal for teenagers or guests as it offers a little more privacy away from the main rooms.

In all, the most impeccable townhouse, of great architectural merit, renovated to the highest standard throughout and ideal for town living or as a lock up and leave.

Outside:

As with the interiors of the house, considerable thought has also been given to the outside space. The gardens are beautifully landscaped with a wraparound patio terrace and level lawns that are unusually large for living so close to town. Mature trees and well establish hedging provide the boundary line and to the front of the house, there is parking for two cars.



FLOORPLANS

ST. GEORGES ROAD, GL50

Approx. gross internal area
3491 Sq Ft. / 324.3 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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