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1 May Court

Malvern Road, Cheltenham, Gloucestershire, GL50 2JW

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A modern home with private parking, excellent bedroom and living space and a pretty town garden at what is undeniably one of Cheltenham's most exclusive addresses.

- Living Room
- Kitchen/Dining/Family Room
- Utility Room
- Principal Bedroom with En Suite
- Three further bedrooms
- Family bathroom
- Westerly Facing Garden
- Private Parking
- Garage

1 May Court is a wonderful end terraced home located in a discreet position with a westerly facing garden on the highly regarded Malvern Road. To find a modern home in this location is extremely unusual and the combination of this private plot, secure parking, lovely balance of living and bedroom space, makes this an extremely attractive property.

At over 1600 Sq Ft, the property is set over two floors and the finish is both immaculate and of the highest quality. A wide hallway introduces the ground floor rooms with a sitting room to the front of the house enjoying a wood burning stove as a focal point. At the heart of the property is the open plan kitchen, breakfast and family room designed for both everyday living and entertaining on a small or larger scale. The kitchen itself is fitted with an excellent range of units, integrated appliances, twin ovens and a Smeg 5 burner hob. A breakfast bar divides the space to an area for a dining table or seating, which leads to a larger flexible dining/living space next to the bi-fold doors, that fully open to the terrace and gardens. Adjacent is a useful and large utility/boot room with wc, which offers access to the rear garden and to the garage.



On the first floor, the four bedrooms are all of good proportions. The principal room has an en suite shower room and a family bathroom services the remaining bedrooms.

Outside:

The location of the property, its charm, discreet setting, makes a quiet oasis for living so close to town. Nestled behind high hedging that is set to the boundaries of this quiet enclave, May Court is made up of just 4 modern houses and is set well back from Malvern Road.

To the front of the house, there are mature borders creating a driveway, dedicated private parking, and access to the garage. There is an EV Charging point.

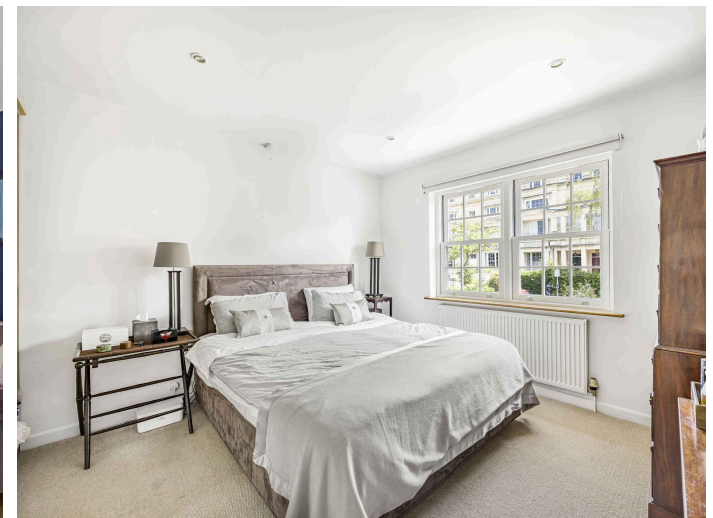
The rear garden has the benefit of a westerly outlook that catches the sun throughout the year. It has a lovely decked area, perfect for al fresco dining, which steps down to an unexpected expanse of lawn rarely found in town living.

In all, a superb home with an exclusive address, which would make a lovely family home.

Situation:

Malvern Road is one of Cheltenham's finest addresses, nestled in a lovely pocket of Lansdown. The road itself is made up of characterful properties and is particularly quiet despite being within strolling distance of the cosmopolitan lifestyle on offer in Cheltenham's centre. The famous shopping districts of Montpellier and The Promenade, with their lively restaurant culture and various festivals, are less than a 10-minute stroll.

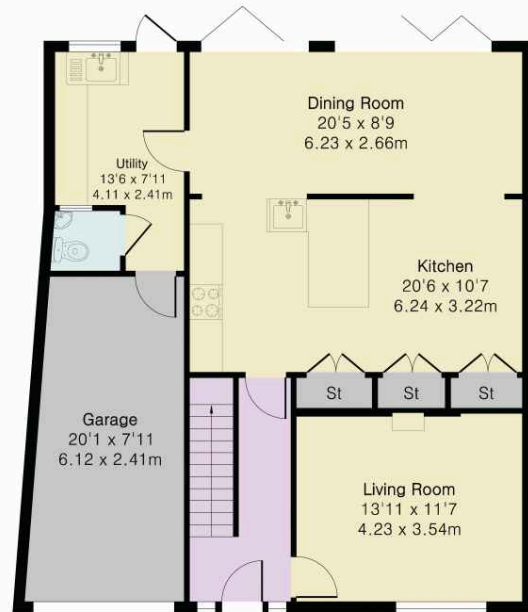
The appeal of this location is its easy accessibility to Cheltenham's world-renowned schools with The Cheltenham Ladies' College, Cheltenham College, Dean Close and Dean Close Preparatory all within a mile, lending itself to an ideal base for these boarding schools. Communication links are also excellent to the M5, A40 and A435 and Cheltenham Spa train station within a comfortable walk.



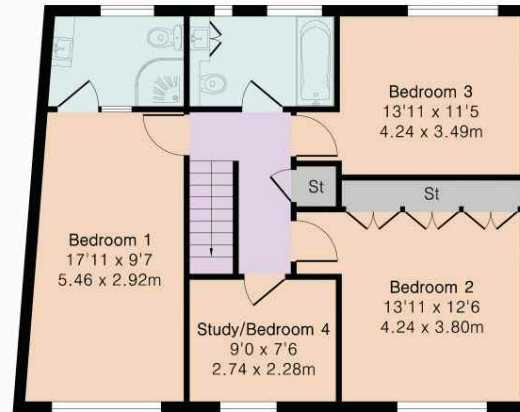
Approximate Gross Internal Area 1625 sq ft - 151 sq m

Ground Floor Area 952 sq ft – 88 sq m

First Floor Area 673 sq ft – 63 sq m



Ground Floor



First Floor



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