

KEtm
KINGSLEY
EVANS

6 ELDORADO ROAD

Cheltenham, GL50 2PT

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A well-presented modern detached family home nestled in the most glorious garden on this sought-after road a short stroll to the town's cultural centre, exceptional schools and train station.

- Reception Hall
- Sitting Room
- Study
- Kitchen/Family & Breakfast Room
- Dining Room
- Conservatory
- Boot Room & Two Utility Rooms
- Bedroom Suite with En Suite Bathroom
- Two Guest Bedrooms with En Suites
- Two Bedrooms
- Shower Room
- Garage
- Parking
- Garden

DESCRIPTION

A detached family home of substantial proportions and excellent lateral accommodation, accompanied by a stylish finish with a modern design. The houses on Eldorado Road are recognised as being the most wonderful family homes, due to their superbly balanced living and bedroom space and generous plot size. Another excellent feature of this property is the peaceful spot which it occupies, yet it is only a short stroll into Montpellier and Cheltenham's cultural centre.

This lovely family home spans c3071 Sq Ft over two floors with a floorplan that has been cleverly designed to offer a mix of formal and informal rooms. An entrance hall introduces the reception rooms and to the front of the house, a home office, the sitting room and a cloakroom. Behind here is the formal dining room with two glazed doors that open to the garden room, which enjoys a full aspect view of the mature gardens. Fitted with limestone flooring and underfloor heating, this is a wonderful space to enjoy throughout the seasons and with direct access to the kitchen. It is an excellent area in which to entertain. The kitchen, family and breakfast room is the heart of this home, featuring a range of fitted units, integrated appliances and



bifold doors that open directly to the slate terrace and grounds. Off the kitchen is a boot room with an internal door leading to a secondary utility room, both ideal for pets and shopping. In addition, there is a further utility off the sitting room housing the boiler and a range of fitted cupboards.

The first floor arrangement is equally impressive, providing a delightful principal bedroom suite that enjoys views over the garden and has the benefit of an en suite and built in storage. There are two double bedrooms that have contemporary en suites shower rooms and three further bedrooms that share a family shower room, making this the most practical and perfect family home.

OUTSIDE

The house is set back from the road and framed with an 'in and out' carriage driveway with parking for several vehicles along with access to the garage with an electric roller door. The front is enclosed by a brick wall with mature shrubs and hedgerow lining the curtilage. Gated side access opens to the most beautiful garden which is quite unexpected so close to town. The grounds are fundamental to the overall feel of this home, mature and beautifully planted. There is an expanse of level lawn that extends to c0.2 acres with a south westerly aspect, enjoying all day sun. The well-established boundaries provide privacy at every point. A water feature is a focal point positioned within the raised slate terrace which has shallow steps down to the lawn.

SITUATION

Eldorado Road is one of Cheltenham's most fashionable and popular locations within strolling distance of the cosmopolitan lifestyle on offer in Cheltenham's centre. The famous shopping districts of Montpellier, Tivoli and The Promenade, with their lively café and restaurant culture, are within close walking distance, and the town centre, home to many internationally renowned festivals including Jazz, Music and Literature, is a 15-minute walk. 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 Airthrie Preparatory all within a mile. Communication links are also excellent to the M5, A40 and A435 and Cheltenham Spa train station can be reached by foot in less than 5 minutes. The immaculate Cheltenham Ladies' College Sports centre is situated in Christchurch Road offering membership for tennis, swimming, squash, fitness classes and two well equipped gyms.

LOCAL AUTHORITY

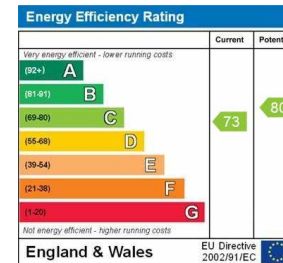
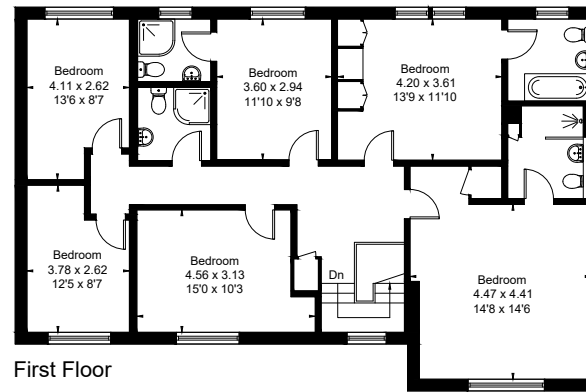
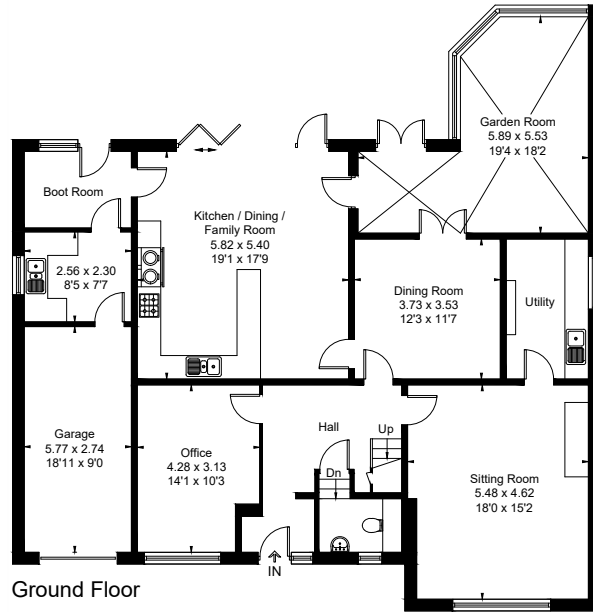
Cheltenham Borough Council

Tax Band F



FLOORPLANS

Approximate Floor Area = 285.3 sq m / 3071 sq ft



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