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KINGSLEY
EVANS

14 ELDORADO ROAD

Cheltenham, GL50 2PT

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CHELTENHAM, GL50 2PT

An exquisite example of a beautifully renovated home that showcases the very best of period charm with a contemporary finish and an eco-friendly approach

Ground Floor:

Reception hall • Sitting Room • Drawing Room
• Kitchen/Breakfast & Family Room • Utility Room

First Floor:

Principal Bedroom with En Suite & Dressing Room
• Two Guest Bedrooms with En Suites

Second Floor:

Two Bedrooms with En Suite • Bedroom/Study
• Laundry Room

Outside:

Beautiful Private Gardens & Parking

Annex:

A Self-Contained One Bedroom Annex
with Private Entrance

DESCRIPTION

An exquisite example of a beautifully renovated Edwardian home that showcases the very best of period charm with a contemporary finish and an eco-friendly approach.

Homes of this scale architectural merit and finish rarely come to the market in Cheltenham, particularly so in this leafy pocket of the town, so close to the famous schools and the culture on offer in the centre. Number 14 has been intricately refurbished to the highest standard, the current owners have taken the greatest care to maintain the very special heritage of this family home whilst considering the sustainability and unusually for a home of this period, considerable investment has been given to



improve the energy efficiency with an Air Source heat pump that provide central heating hot water and underfloor heating to the ground and first floor of the main house. Newly fitted Hardwood double glazed windows enhance the heat retention without comprising the period aesthetic.

This lovely family home spans c4403 Sq Ft over three floors with the addition of an annex. The floorplan has been cleverly designed to offering lateral living spaces and a fine choice of reception rooms, three in total, the most impressive of which spans the rear of the house, providing direct access and views over the garden. The heart of the house, it is arranged as a dining room and informal seating area with an oversized fireplace and wood burning stove. Open to this space is the kitchen, which has been recently refitted with high quality, contemporary cabinetry and a central island, with integrated appliances under composite. French doors lead to the patio terrace and a further door gives leads to the utility and internal access to the garage. To the front of the house is a formal drawing room which features a large Sash window and a fireplace, opposite is a more relaxed sitting room both of which offer lovely proportions.

The first floor arrangement is equally as impressive providing a delightful principal bedroom suite that occupies the entire rear of this floor with a feature bay window that encapsulates the views over the gardens with the benefit of a large en suite and dressing area. There are two further double bedrooms that have contemporary en suite bath/shower rooms.

Stairs rise to the second floor, offering two bedrooms both with en suite shower rooms and a further room that is used as a home office. There is a traditional laundry room on this floor that services the bedroom space.

THE ANNEX

The attached annex is accessible both from the main house and from its own front door making it completely independent should one require. Fully self-contained, the annex offers a kitchen/breakfast room, a sitting room with doors to a private courtyard garden and a bedroom with bathroom on the first floor.



OUTSIDE

The house is set back from the road and framed with large driveway with parking for several vehicles along with access to the garage. 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 for living so close to town. The grounds are fundamental to the overall feel of this home, mature and beautifully planted it is an expanse of level lawn that extends to over a third of an acre with a south facing aspect, enjoying all day sun. The well-established boundaries provide such privacy at every point. At the bottom of the garden, nestled in a secluded area, is a large cabin with power, water and drainage making it an excellent home office, gym or further ancillary accommodation lawns.

SITUATION

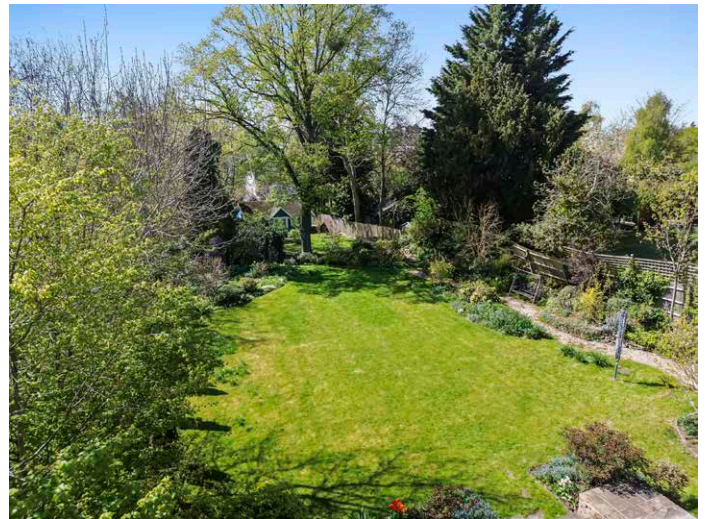
Eldorado Road is one of Cheltenham's most fashionable and popular locations within strolling distance of the cosmopolitan lifestyle on offer in Cheltenham's centre. The famous shopping districts of Montpellier, Tivoli and The Promenade, with their lively café and restaurant culture, are within close 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





ELDORADO ROAD, GL50

Approx. gross internal area 4739 Sq Ft. / 440.3 Sq M.

Approx. gross internal area 5069 Sq Ft. / 470.9 Sq M. Inc. Garage

Approx. gross internal area 5445 Sq Ft. / 505.9 Sq M. Inc. The Cabin



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

AWAITING EPC