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Old Well House

8 Christchurch Road, Cheltenham, GL50 2PB

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A well-planned and practical detached family home on this highly coveted road, a short walk from the train station, The Cheltenham Ladies' College and Montpellier.

- Reception hall
- Sitting room
- Kitchen/Dining area
- Utility room
- Cloakroom
- Double bedroom with en suite
- Three further bedrooms
- Family bathroom
- Beautiful private gardens
- Carriage driveway
- Garage

Set in a lovely position behind a sweeping carriage driveway on this highly coveted road, Old Well House is a wonderful example of a traditional late 1950s home that has been extended and remodelled to create a lovely family residence which the current owners have enjoyed for many years. Spanning over 1960 Sq ft, the layout is practical and the rooms are flexible to use as required.

A large entrance hall with a bespoke spiral staircase introduces the reception rooms. The clever layout of the principal rooms allows for them to be partially open plan yet distinct areas, making it ideal for both family life and entertaining. The sitting room is set to the front aspect with a feature fireplace and an opening into the kitchen/sitting room. The heart of the house, this lovely room has been extended to create a dining area and the addition of bi-fold doors that open to the terrace and gardens, bringing the outside in. A utility room, with an inner door to the garage, and a cloakroom are positioned off the hallway. Completing the ground floor accommodation is a double bedroom with a dressing area and a en-suite shower room.



There are three bedrooms on the first floor, two have built in cupboards and are double in size. Bedroom four is currently used as a study. A modern bathroom serves the rooms on this level.

OUTSIDE:

Set in what is undeniably a lovely position on Christchurch Road, nestled behind a sweeping carriage driveway with the most private of gardens, which are a fundamental element to the overall feel of the house. Both mature and discreet, the gardens predominantly nestle to the rear of the house, with well-planned and planted borders that provide colour all year round. There is an area to park at the front and access to the garage.

SITUATION:

Christchurch Road is one of Cheltenham's most fashionable and popular locations, made up of character homes and an attractive 'village' atmosphere all 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 is a short walk. The Cheltenham Ladies' College Sports centre is also situated in Christchurch Road, offering membership for tennis, swimming, squash, fitness classes and two well-equipped gyms.

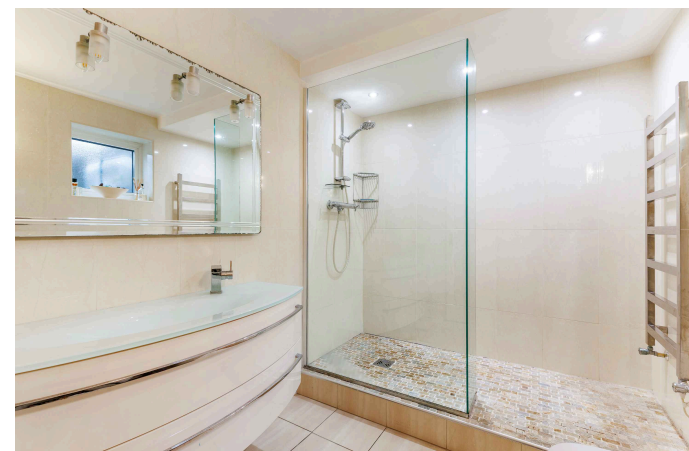


FLOORPLANS

Approximate Floor Area = 182.8 sq m / 1968 sq ft
(Including Garage)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #99240



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