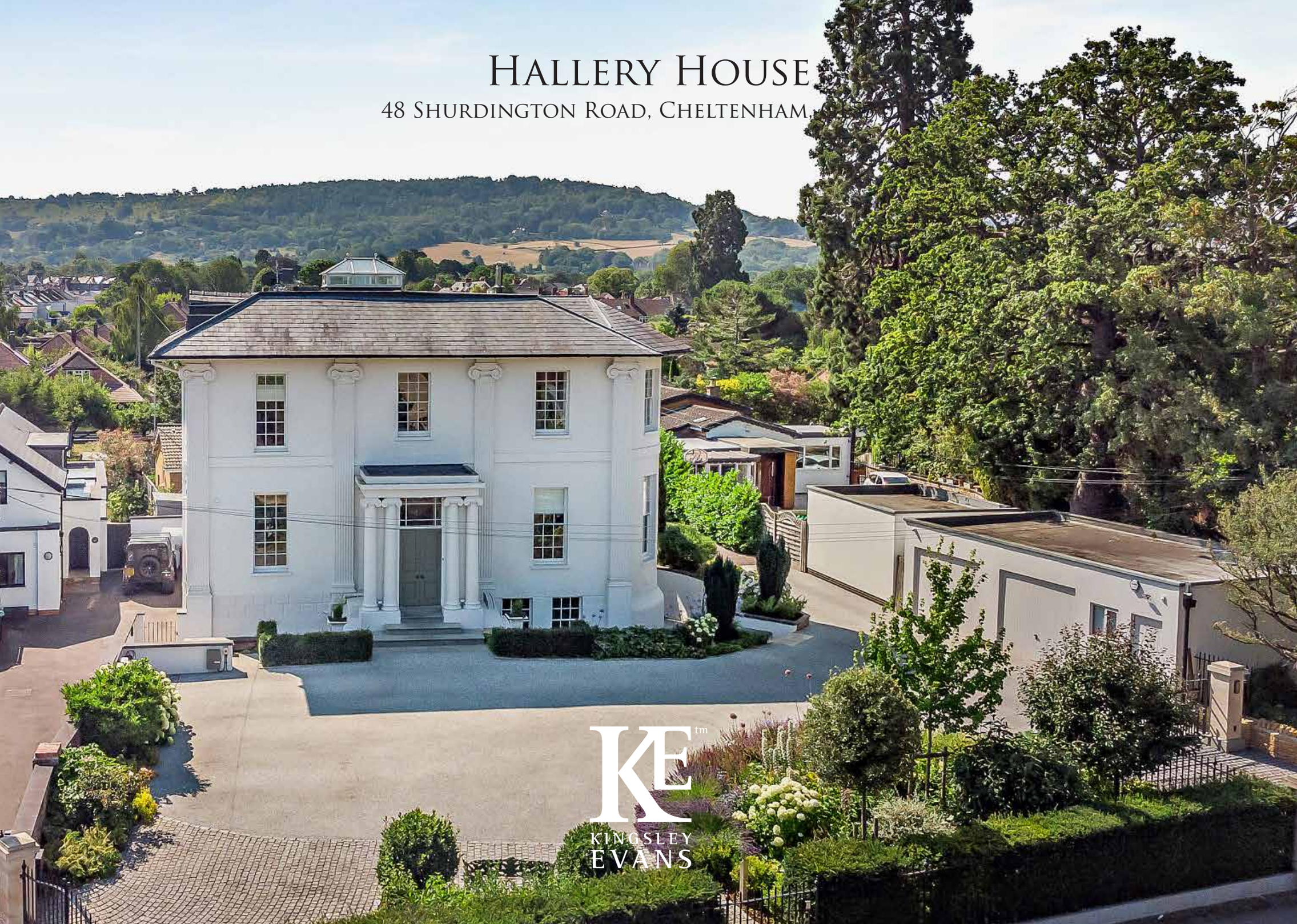
Hallery House

48 Shurdington Road, Cheltenham,



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48 Shurdington Road, Cheltenham, GL53 0JE

A BEAUTIFULLY REIMAGINED DETACHED, CIRCA 1823, GRADE II LISTED FAMILY HOME AND ONE OF THE MOST ICONIC IN THE CENTRE, COMBINING OLD WITH NEW AND OFFERING EXCELLENT ACCOMMODATION, PARKING AND GARAGING, A SHORT STROLL OF CHELTENHAM'S TOWN CENTRE.

- Beautifully renovated and reimagined
- Extensive restoration
- Five Bedrooms including a beautiful master suite
- Magnificent Kitchen/Dining/Living space
- Formal Drawing Room
- Separate cosy snug overlooking the garden
- Study
- Home office
- Gym
- Golf Simulator Room
- Outdoor Garden
- Family Bathroom
- Gated Access with in and out drive
- Ample parking and garaging
- Outbuilding for storage
- Low maintenance yet beautifully landscaped garden
- Edge-of-town location within a short walk of Bath Road and Montpellier

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A Distinctive Home of Discerning Standards and Character.

Without doubt, Hallery House is one of the most distinguished and ionic properties within Cheltenham's centre. Standing in a prominent position, a stones throw of The Park and Bath Road, within its sizable plot, the house commands a real presence not least owing to its stunning elevations but also its charming Cheltonian history.

Internally, the property has been imaginatively transformed by the current owners to create a truly luxurious yet very comfortable home that effortlessly combines old with new. Having been the subject of a significant restoration programme that took the house back to brick, the comprehensive works carried out have been from the outside in, all cleverly reimagined to create a turnkey home that meets the requirements of any buyer.

Effortlessly Practical

Hallery House has been carefully curated, with the finest thought and detail given to the layout. Conceived with modern, family living in mind, each room is effortlessly practical and finished to the highest standard. It has the façade of a period building, but the interiors unfold as a masterpiece, cleverly combining period features with a contemporary feel throughout, leaving no work for a prospective buyer to do.

Ground Floor

An elegant hallway introduces this wonderful family home with a home office to the front elevation and sharing the same aspect, and that of the side grounds, the drawing room. A grand and distinguished space with floor to ceiling Sash windows and a curved bay, which is a fundamental feature of the house. A room for all seasons and a classic space to entertain with its high ceilings, fireplace and ornate detailing. Across the rear of the house, designed to overlook the manicured garden is the heart of the home, the stunning kitchen/dining and family room. Full of natural light from its large windows, it has been designed for both everyday life and entertaining, it features:

- A high-quality range of fitted kitchen units
- Miele Appliances
- Two Ovens
- Two Warming Drawers
- Two Dishwashers
- Bora Extraction Fan and Induction Hob

The adjoining dining room has doors that open to a staircase leading to the garden.

A staircase leads down to the accommodation on the garden level.









This floor is beautifully light filled with a connection to outside and has been opulently designed to create further, sociable reception rooms with ceramic tiles and wet underfloor heating throughout. It also offers versatility to use as required with rooms that could be adapted to create a self-contained area for guests or dependant relatives as it has independent access to outside.

Mirroring the drawing room, with its curved bay window, is a dedicated Golf room, in which the owners have implemented a golf simulator and bespoke seating, it also makes an excellent cinema room for family gatherings.

A generously sized secondary kitchen, with its own external entrance to the gardens, adds practicality, ideal for pets, outdoor living and entertaining it features an oven, fridge/freezer, wine cooler and beer fridges. There is a separate utility adjacent and a cloakroom.

A further snug is positioned to the end of the house also with a door opening to the outside terrace and gardens.

A secondary office and an excellent home gym complete this accommodation on this floor.

First Floor

Upstairs, the accommodation continues to impress with five well-proportioned bedrooms positioned across the two upper floors. The bright and spacious principal bedroom suite, with the identical curved bay feature window, is simply stunning. Benefiting from a large walk in, his and hers, dressing room and the most beautifully appointed en suite bathroom, with twins basins, two shower cubicles, a freestanding bath and large windows offering views to Leckhampton Hill, this suite has been designed as a complete sanctuary.

Two further double bedrooms on the mezzanine floor share a shower room.

Second Floor

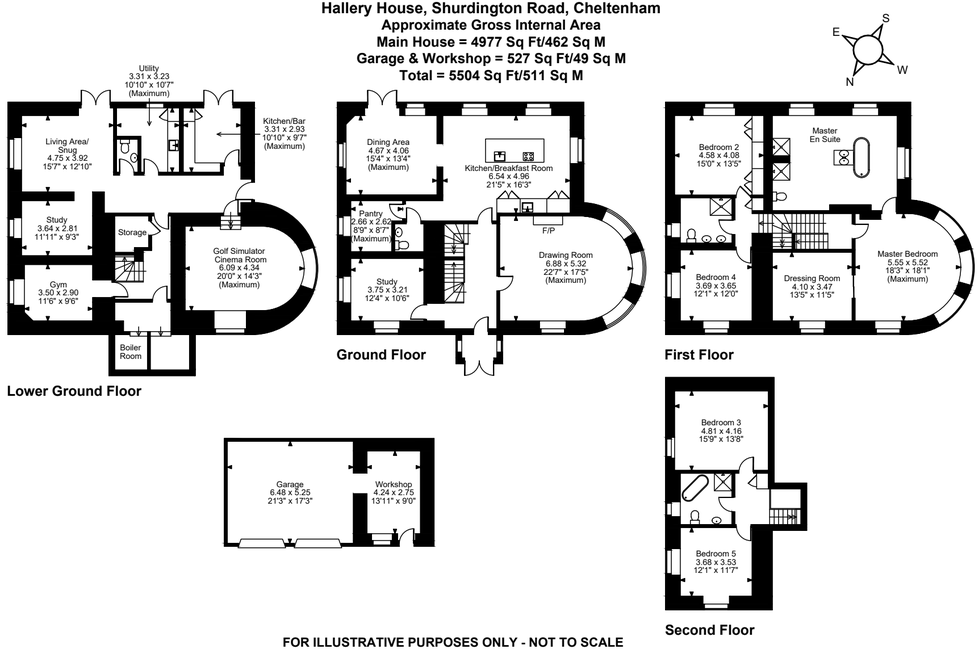
There are two further bedrooms, both double in size and sharing a luxury bathroom with bespoke freestanding roll top bath, it is ideal for teenagers, visiting guests or as a children's floor.







Hallery House, Shurdington Road, Cheltenham
Approximate Gross Internal Area
Main House = 4977 Sq Ft/462 Sq M
Garage & Workshop = 527 Sq Ft/49 Sq M
Total = 5504 Sq Ft/511 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.
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The Setting

From its slightly elevated position within its large plot, to the grand, in and out, Resin driveway with electric gates, garaging and a work shop, the first impressions of Hallery House are magnificent.

Outside – Low Maintenance Living

The same detail and thought used to create the interiors of Hallery House has been given to the outside, with family life and entertaining as the focus for this creation. The garden is set to the rear and has been beautifully landscaped for ease of maintenance yet an impressive setting for a home of this stature. A beautifully designed terrace offers a firepit, seating and water feature, in addition to an outdoor kitchen. A clever outside lighting scheme gives a sociable feel, ideal for dining al fresco. The garden and overall plot is surprisingly generous for town living.

Location

Positioned on the Shurdington Road, close to The Park and Bath Road, this charming pocket of Cheltenham has its own 'village' atmosphere and is within strolling distance of a lovely range of amenities including a deli, health shops, butchers, coffee houses and restaurants. The property enjoys the best of all worlds, with parks and green open spaces in addition to esteemed educational establishments The Cheltenham Ladies' College, Cheltenham College and Dean Close all within a comfortable walk and an excellent choice of state schools, notably some of the best in the area including Leckhampton Primary, Naunton Park and Leckhampton High School. Cheltenham's fashionable shopping districts, Montpellier and the Promenade, are extremely close enjoying some excellent shopping, restaurants and the many internationally renowned Festivals to include Jazz, Music and Literature that the town offers. Communication links are highly accessible to the M5, A40 and A435 and Cheltenham Spa train station is 10 minutes by car.

A Home to Suit Every Lifestyle

A rare opportunity to acquire a home of such presence and prominence with the most intricate of detail, time and investment given to the restoration. Thoughtfully designed and beautifully executed, this home is in a prominent central location close to both Leckhampton and the town centre. With its versatile layout, exceptional finish, rooms for all eventuality, it would work for a range of different life stages and lifestyles.







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