



76 PAINSWICK ROAD

Cheltenham, GL50 2EU

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A classic, detached family home offering excellent accommodation with parking, a double garage and the most beautiful plot on this highly coveted road.

- Reception Hall
- Sitting Room
- Snug
- Kitchen/Dining Room
- Utility
- Cloakroom
- Five Bedrooms (one with en suite)
- Two Bathrooms
- Extensive Plot
- Large Garage
- Ample Off Road Parking

THE PROPERTY

Number 76 is the one of the few detached properties of its era on this highly coveted road and occupies one of the best plots and gardens. Having been a much treasured home for many years, the owners have extended and continually enhanced the property to create a family home that offers practical accommodation and well-proportioned rooms indicative of its 1960's era. Whilst immaculate in finish, the lateral layout, and the large plot, allows the scope to enhance and extend, subject to the necessary planning consents, to create a masterpiece like many others have done on this prime road.

Extending to over 2500 sq ft, the accommodation is centered around a wide and welcoming reception hall with oak flooring that runs throughout the two floors, with the exception of the kitchen and bathrooms. The more formal sitting room is set to one end of the house, with a feature fireplace and double doors that open to the terrace and gardens. Adjacent is a snug/music room, also with French doors that lead to the grounds and to the other end of the hall, is the kitchen and dining room. Fitted in more recent years this superb space has been designed entirely to overlook and open up to the grounds, a use of glazing, doors and large windows enhance the light to capture the view. The kitchen itself has been fitted by renowned Woodchester Kitchens, offering handmade, well-appointed units, integrated appliances and a large breakfast island with Granite worktops. A utility, with rear access, and cloakroom complete the accommodation.

The bedroom accommodation is excellent; there are five bedrooms, one of which has been adapted to provide a home office with built in cabinetry. The principal bedroom has an ensuite and a guest bedroom has an adjoining balcony, a lovely spot for seating to enjoy the far reaching views of the gardens, the church of St Philips and St James and to Leckhampton Hill in the background. Two family bathrooms serve the remaining bedrooms.



THE SETTING & GARDENS

The plot in which the property is positioned is a fundamental element to the overall feel of the house. Set well back from the road, the frontage is made up of a large garden area with mature trees and planting and parking for a number of vehicles with access to the large garage. The garden at the rear is a particular feature, and for living so close to the town centre is unexpected. Both mature and private, it features an expanse of level lawn with curated beds, specimen trees and beautiful planting with views of the church and Leckhampton Hill beyond.

THE AREA

Painswick Road is undeniably one of Cheltenham's finest addresses, a wide and leafy tree lined road that connects The Park to Tivoli, two areas of Cheltenham that are highly sought after. This beautiful pocket of Cheltenham has its own 'village' atmosphere and is within strolling distance of a lovely range of amenities both in Tivoli and the ever-popular Bath Road, 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 are all within a comfortable walk or short drive. 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 under a mile away so comfortable walking distance.

ADDITIONAL INFORMATION

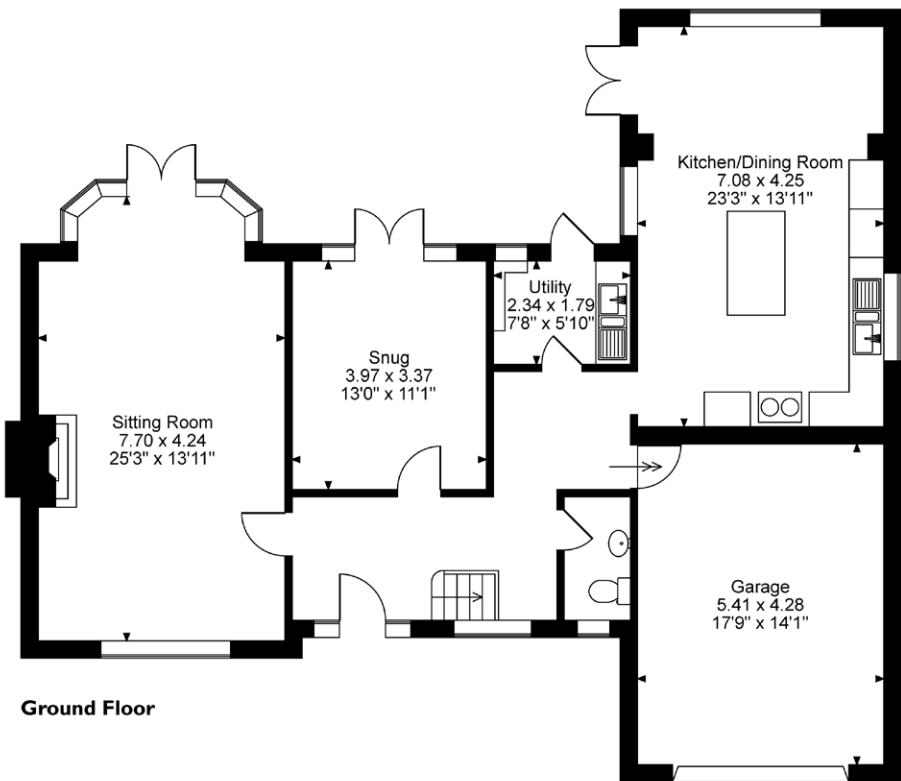
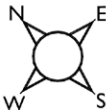
Services All mains services are connected

Local Authority Cheltenham Borough Council
(01242) 262626

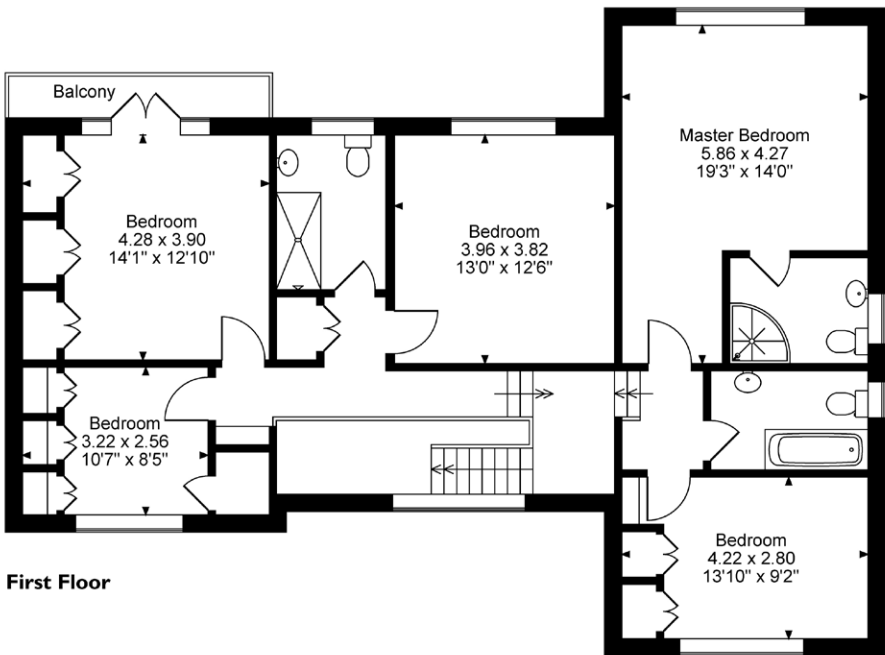




76, Painswick Road, Cheltenham, Gloucestershire
Approximate Gross Internal Area
236 Sq M/2541 Sq Ft



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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Kingsley Evans
115 Promenade
Cheltenham
Gloucestershire
GL50 1NW

t: +44 (0) 1242 222292
e: info@kingsleyevans.co.uk
w: www.kingsleyevans.co.uk

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