



KEtm
KINGSLEY
EVANS

70 Fairview Road

Cheltenham, Gloucestershire, GL52 2EH

70 Fairview Road

Cheltenham, Gloucestershire, GL52 2EH

A beautifully finished period home with stunning accommodation, a self-contained apartment and garden in this prime central location.

- A period terraced home
- Open-plan kitchen/dining/living space
- Principal bedroom
- Luxury bathroom
- Guest bedroom
- Separate one-bedroom apartment
- Recently renovated
- Garden and parking
- Central town location
- Grade II Listed

Beautifully renovated and thoughtfully finished to combine contemporary features within a classic period structure, number 70 Fairview Road is the most exquisite townhouse with a garden and flexible accommodation on the lower ground floor that is currently used as a separate apartment that generates an income.

The current owners have carefully curated this four-storey home, taking the original structure and giving it a modern lift with contemporary influences that perfectly balance the original detail. The result is light-filled, spacious, and effortlessly practical accommodation, perfectly suited to modern living.

Positioned on this charming terrace adjacent to the sought-after area of Pittville, it has a cosmopolitan feel and owing to its traditional street scene, it offers the very best of town living, a stone's throw from Pittville Park and the town centre.

A welcoming hallway sets the tone for the sense of space throughout. The sitting room is set to the front elevation with a feature fireplace and oversized sash window overlooking the front lawn.



This opens to the kitchen, designed for both everyday life and entertaining. This open-plan area features:

- High-quality fitted units
- Integrated appliances
- Large breakfast island for further seating
- Views over the courtyard

Upstairs, the principal bedroom is a particularly impressive space, featuring tall ceilings, two large sash windows and a range of built-in wardrobes. Also on this floor is a beautifully appointed family bathroom, fitted to a luxurious standard with a freestanding bath and a spacious walk-in shower.

The top floor provides a further generous double bedroom, offering flexible accommodation for family members or guests and a working from home space.

From the entrance hall, stairs descend to the lower ground floor, where there is access to the rear garden, a useful utility area and the lower ground floor currently used as a self-contained apartment.

The lower ground floor has been beautifully finished and is arranged as a stylish self-contained one-bedroom apartment. The accommodation comprises a charming open-plan sitting room and kitchen, creating a bright and welcoming living space.

The apartment can be accessed either from the main house or via its own private front entrance, providing excellent flexibility. It has generated a valuable supplementary income for the current owners, who have successfully let it for many years, and would equally be ideal for a dependent relative wishing to retain their independence, guest accommodation, or a home-and-income arrangement.

This versatile lower ground floor significantly enhances the property's appeal, offering both lifestyle and investment potential.

The property is beautifully set back in its plot with a front garden and high hedging that shield the property from the road.

To the rear, the courtyard garden is an ideal spot for potted plants and for dining al fresco. Within the garden are two stores and double gates that access a rear lane, which enables the courtyard to be used for parking if required.



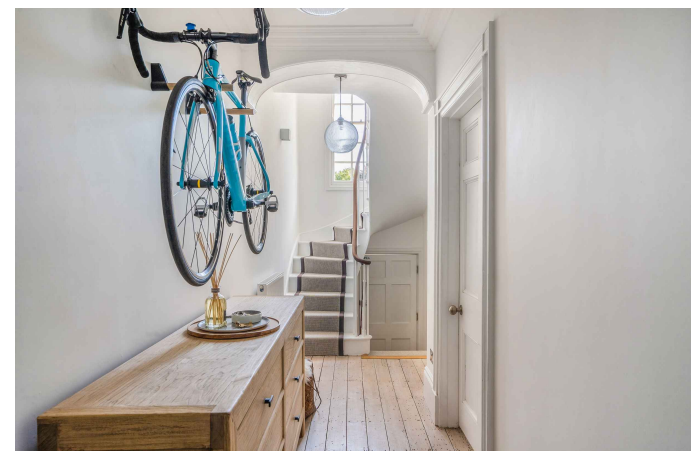
FLOORPLANS

Approximate Floor Area = 144.2 sq m / 1552 sq ft
Outbuildings = 4.0 sq m / 43 sq ft
Total = 148.2 sq m / 1595 sq ft



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 #112730



Kingsley Evans
115 Promenade
Cheltenham
Gloucestershire
GL50 1NW

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

IMPORTANT NOTICE: Kingsley Evans, their clients and any joint agents give notice that 1. They are not authorised to make or give any representations or warranties in relations to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kingsley Evans have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.