

39 CHELTENHAM ROAD

— CIRENCESTER —



39 CHELTENHAM ROAD, CIRENCESTER, GL7 2HU

Living room · Sitting room · Dining room · Kitchen/ Breakfast room
Cloakroom · Utility · Store · Cellars · 6 Bedrooms · 3 Bathrooms
Enclosed garden · Terrace · Garage/ Outbuilding · Gated private driveway

A substantial townhouse on the edge of Cirencester

Description

39 Cheltenham Road is a sensational townhouse bursting with charm and character. Exceptional care and attention have been put into creating a stylish and welcoming home with wonderful living spaces and cosy corners. The clever use of colours and textures creates a fantastic feel of comfort and elegance. The striking Ce Pietra floor tiles and the parquet floor alongside original fireplaces are just a few of the wonderful features of this home.

The reception rooms all lead from the entrance hall and have been elegantly decorated with a seamless blend of vibrant and calming colours and feature bespoke joinery and stunning parquet flooring.

The living room, also called the music room, is a wonderful room in which to relax. The wood burner adds extra warmth in the

colder months and the sash windows let in an abundance of natural light.

The dining room is currently laid out as a home office with ample storage. The room is bright and light with views to the front of the house.

The sitting room with wood burner is a peaceful room in which to unwind with a good book after a long country walk. Superbly proportioned it works wonderfully also when hosting larger gatherings.

Across the hall the kitchen/ breakfast room is clearly the heart of the house and a great room in which to entertain family and friends. Superbly renovated and extended it features an impressive copper and glass addition opening onto the terrace and garden.

The room is bathed in natural light and is ideal for indoor/outdoor living in the summer. The kitchen is well equipped and provides plenty of worktop and storage space.

There is also a cloakroom and a store room on the ground floor and cellars on the lower ground floor.

The first floor comprises four bedrooms and two bathrooms, one of which is en suite. There are two further bedrooms on the second floor and a bathroom, alongside superb attic space which is ideal for storage. All the rooms have been beautifully laid out to provide ample discreet storage and feature striking original fireplaces and stunning painted floorboards.

Outside the garden to the rear is predominantly laid to lawn, surrounded by herbaceous borders, pleached hornbeam trees and Silver Birches. The terrace, overlooking the pond, is ideal for al fresco dining and summer entertaining and the garage/outbuilding offers the potential to create further accommodation, subject to obtaining the necessary consents.

To the front the gated driveway, framed by elegant hedging and stunning hydrangeas in the warmer months, offers ample private parking.

Location

39 Cheltenham Road is superbly located on the edge of Cirencester, in Stratton. The local parish is within walking distance of Cirencester town centre and has fabulous country walks on the doorstep – offering the best of both worlds! The local corner shop and post office comes in very handy for everyday essentials and The Plough Inn is a superb gastro pub and great for Sunday roasts.

Known as the "Capital of the Cotswolds", Cirencester itself is a hub of vibrant cultural life known for its beautiful limestone town houses, exciting boutiques, restaurants and cafés. There is a handy Waitrose and the Market Place hosts a twice weekly market and a farmer's market every other Saturday. St Michael's and Cirencester Parks offer wonderful green spaces to be enjoyed by all with tennis courts, children's obstacle courses and numerous walking trails.

Sporting opportunities are abundant in the area with the Cotswold Leisure Centre in the heart of town; a super open air swimming pool; nearby Golf Courses in Cirencester, Minchinhampton, Naunton, Ullenwood and Charlton Kings; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

Cheltenham is only a short drive north offers excellent shopping and dining and is also host to fabulous literary, jazz and food festivals, and of course, horse racing.

The area offers an excellent choice of state, grammar and private schools such as Stratton Primary School, Beaudesert Park, Cheltenham Colleges, Westonbirt, Rendcomb College, Pate's, Marling, Deer Park, Powells, Kingshill and The Cotswold School to name a few.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the south-west, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.



*Kemble 6 miles
(London Paddington 75 mins)
Cheltenham 15 miles
M4 (Junction 15) 19 miles*

All distances and times are approximate







General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage.
Mains gas central heating.

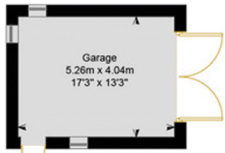
Viewing: Strictly by appointment through
Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in
these sales particulars are included in the sale.

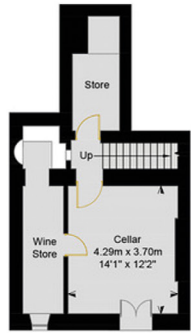
All others are specifically excluded but may
be made available by separate negotiation.

Local Authorities: Cotswold District Council,
Trinity Road, Cirencester, Gloucestershire.
Tel: 01285 643000. Council Tax Band F and
EPC rating D.



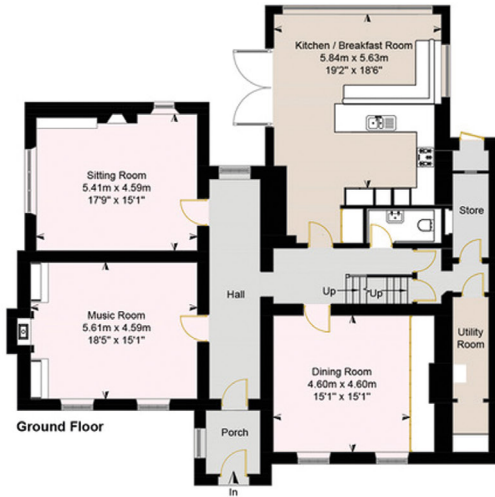


Outbuildings
Not Shown In Actual Location Or Orientation



Cellar

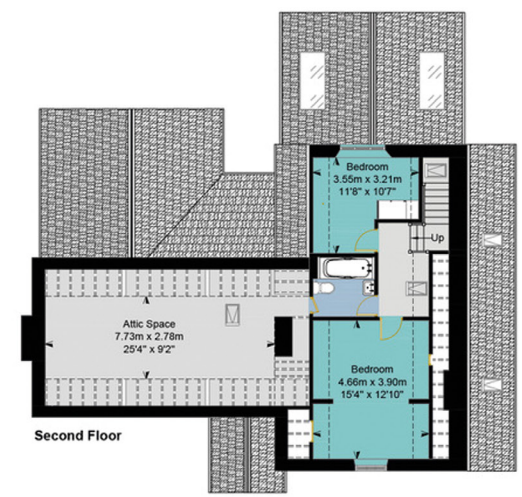
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Not to scale unless specified.
IPMS = International Property Measurement Standard



Ground Floor



First Floor



Second Floor

39 Cheltenham Road, Stratton, Gloucestershire

Approximate IPMS2 Floor Area	
House	349 sq metres / 3757 sq feet
Cellar	36 sq metres / 387 sq feet
Attic Space	41 sq metres / 441 sq feet
Garage	21 sq metres / 226 sq feet

Total	447 sq metres / 4811 sq feet
(Includes House Limited Use Area)	12 sq metres / 129 sq feet
(Includes Attic Space Limited Use Area)	16 sq metres / 172 sq feet



= Limited Use Area

SHARVELL PROPERTY
— THE COTSWOLD ESTATE AGENCY —

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