



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



9 GABELL ROAD

Cheltenham

# 9 Gabell Road, Cheltenham, GL53 9FA

Entrance hall • Kitchen/Breakfast room • Sitting room  
4 Bedrooms • 3 Bathrooms • Terrace • Garden  
Private parking for 2 cars

A superb townhouse is small exclusive development in Cheltenham

## Location

9 Gabell Road is superbly located in a beautiful small development in Leckhampton, a quiet residential area just to the south of Cheltenham's town centre and one of the town's most sought-after areas.

Leckhampton's wide range of local amenities are all within striking distance on the Bath Road, only a short walk away. One is spoilt for choices with a variety of boutiques, cafes, restaurants, bakeries, butchers, greengrocers and pubs.

Nearby Tivoli, Montpellier and The Suffolks are home to a huge choice of restaurants, bars, hotels and boutique shops. Montpellier and Imperial gardens play host to the various festivals throughout the year which include the Jazz, Music, Literature and Science Festivals.

Sporting opportunities are abundant with nearby golf courses in Charlton Kings,

Ullenwood, Naunton and Cirencester; bridle paths are plentiful; sailing, cycling and water sports can be enjoyed at the Cotswold Water Park.

The area offers an excellent choice of state, grammar and private schools such as Leckhampton C of E Primary School, The High School Leckhampton, Cheltenham Colleges, Pate's Grammar, St Edwards, Richard Pate's and Dean Close, to name but a few.

Communication links are excellent with the M5 motorway link at J11 providing access both North and South, the A40 to Oxford and London and the A419 to the M4. There are regular direct trains to London Paddington from Cheltenham Spa Railway Station, which is approximately 1 mile away. The international airports of Birmingham and Bristol are within one hour's drive.







## General Information

Tenure: Freehold.

Services: Mains water, electricity, drainage and 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 B.



## Description

9 Gabell Road is a very attractive house built by Berkeley Homes as part of a small exclusive development in 2013. The house has been beautifully renovated with an abundance of natural light throughout and superb living space.

The sitting room is a fabulous room in which to relax and unwind with a good book. The room is generously proportioned with French doors leading to the terrace and garden beyond, making this a great room for indoor/outdoor living in the warmer months.

The kitchen/breakfast room is ideal for everyday dining and is equipped with all the necessary modern appliances. There is plenty of work top and storage space.

The adjacent study is ideal for working from home and makes a great home office.

The first floor comprises the master bedroom with en suite bathroom and a dressing room. Across the landing is a further bedroom with en suite bathroom. There are two bedrooms on the second floor and a family bathroom.

The rooms are beautifully laid out with views to the front and rear of the house.

Outside the terrace is a wonderful space to entertain in the summer months with al fresco BBQs and lazy sundowners. The enclosed garden is predominantly laid out lawn and there is a gated pedestrian access.

There is private parking for two cars outside the front of the house.

*Cheltenham Spa train station 1 mile  
(direct trains to London Paddington)*

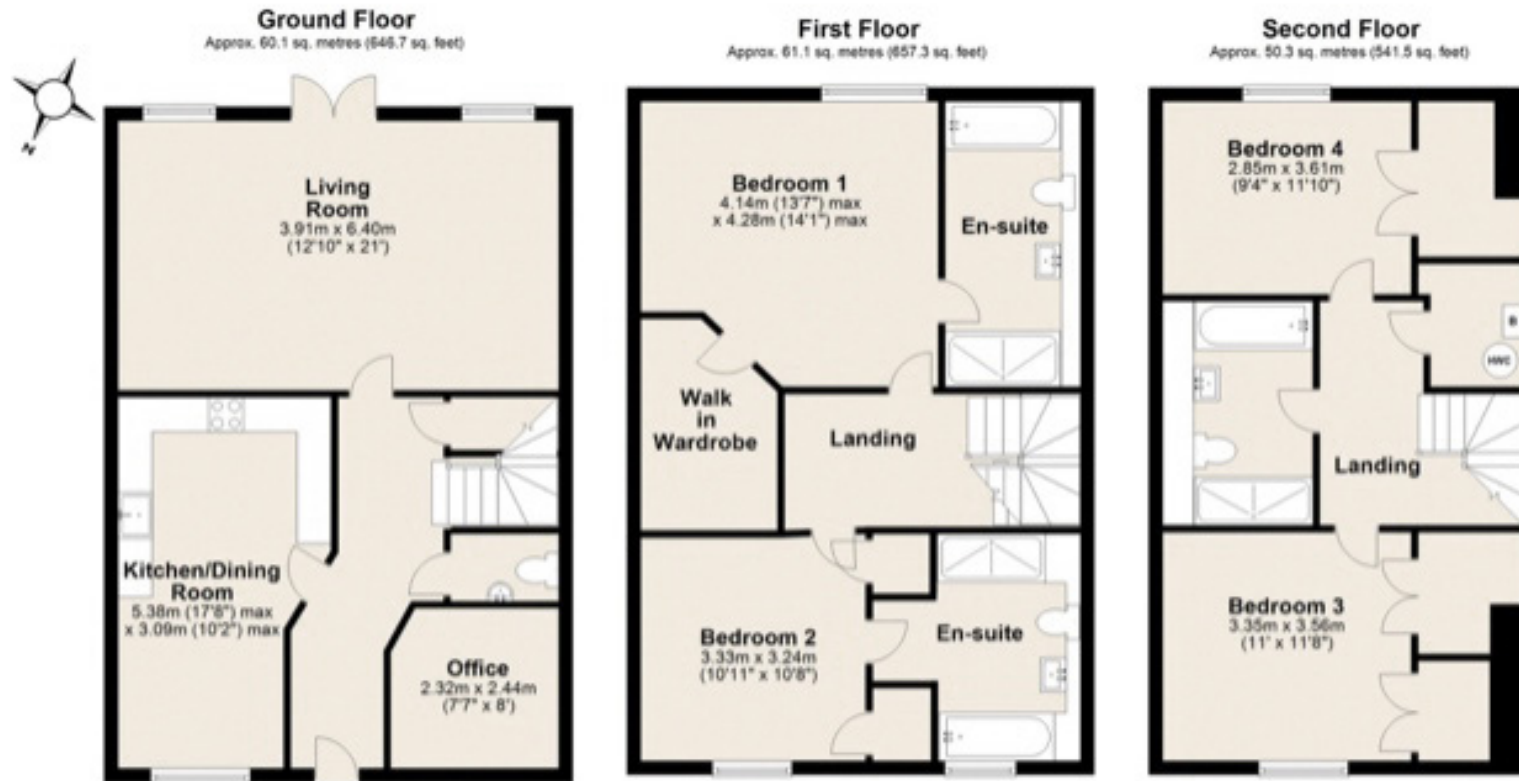
*Cirencester 15 miles*

*M4 (Junction 15) 32 miles*

*Oxford 42 miles*

*All distances and times are approximate*





Total area: approx. 171.5 sq. metres (1845.5 sq. feet)

This plan is not to scale. For guidance purposes only.  
Plan produced using PlanIt.

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