

# 9

**BROADLEAS, ELDORADO ROAD**  
**CHELTENHAM GL50 2PU**

An outstanding villa in an enviable location near to Cheltenham Spa Railway Station and within a short walk of Montpellier. Totally renovated, and to a standard rarely seen locally, Broadleas measures more than 6,000sq.ft. and offers garaging, ample parking and some of the most wonderful interiors Cheltenham has to offer.



## Description

Broadleas is without doubt one of Cheltenham's finest residences, having been fully renovated and extended to an extraordinary standard by the present owner. This outstanding villa has beautifully balanced accommodation arranged over three floors including six bedrooms, four bathrooms and a choice of magnificent reception rooms on the ground floor. The open plan kitchen/dining/family room is of note, with oversized sliding glazed doors opening into the garden which is manageable and laid largely to lawn with a generous patio and well-stocked borders, whilst a glazed link from the house provides access into the two-car garage. At the front of the property is a permeable resin driveway and an electric sliding gate.

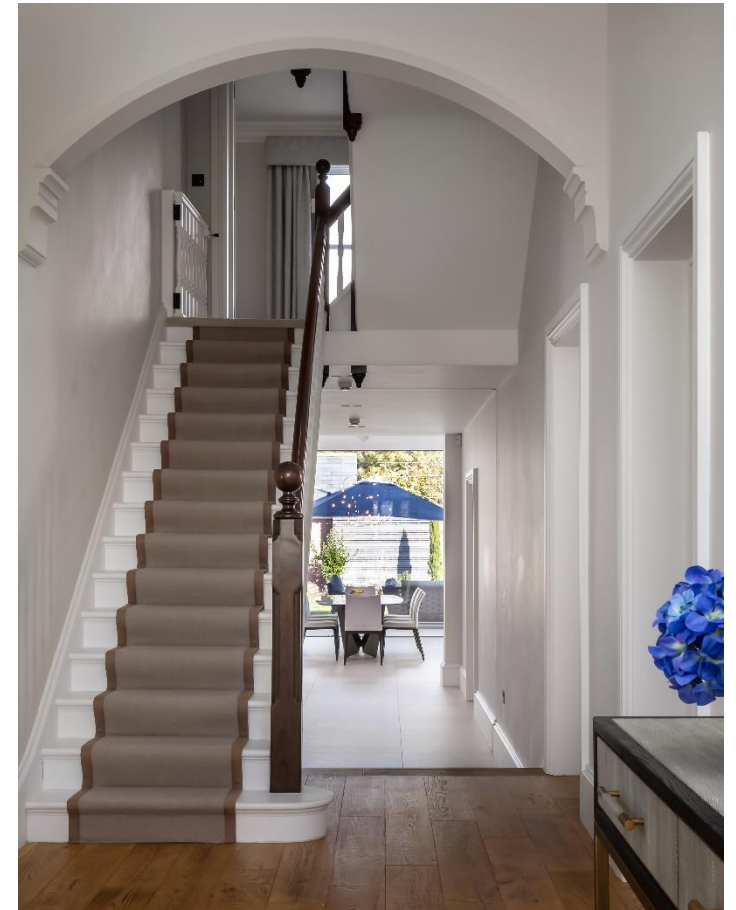
## Accommodation

- Entrance hall
- Sitting room
- Kitchen/dining/family-room with central island
- Utility room, cloakroom & boiler room
- Five further bedrooms, one with an en-suite
- Low maintenance rear garden
- Permeable resin driveway
- Drawing room
- Family room
- Home office
- Wine room
- Principal bedroom suite with dressing room and en-suite
- Two further bathrooms
- Garaging for two cars
- Electric gates

## SPECIFICATION

- Underfloor heating throughout the ground floor
- Engineered timber flooring and porcelain tiles on the ground floor
- Wool carpets and cast-iron radiators on the upper floors
- Original staircase with French polished banister
- Kitchen by L'una Design, Cheltenham with Corian worksurfaces, central island, integrated appliances and a full height wine fridge
- Bar with storage for wine and glassware, fridge and sink
- Air conditioning in various rooms including the principle bedroom
- Smart home system by Control4 including Rako lighting and blind system & Texacom alarm
- Sonos speakers throughout the house
- Chesneys fireplaces with reclaimed stone surrounds
- Tap/brassware by Samuel Heath & Corston Architectural
- Two car garage with electric door, underfloor heating, wiring for additional charging point and Sonos speakers
- Three-phase electrics and separate heating, hot water, underfloor heating and heated towel rail systems





#### GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected, as is fibre broadband and an electric car charging point

#### COUNCIL TAX

Band F

#### TENURE

Freehold

#### PRICE

£4,000,000

#### VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722

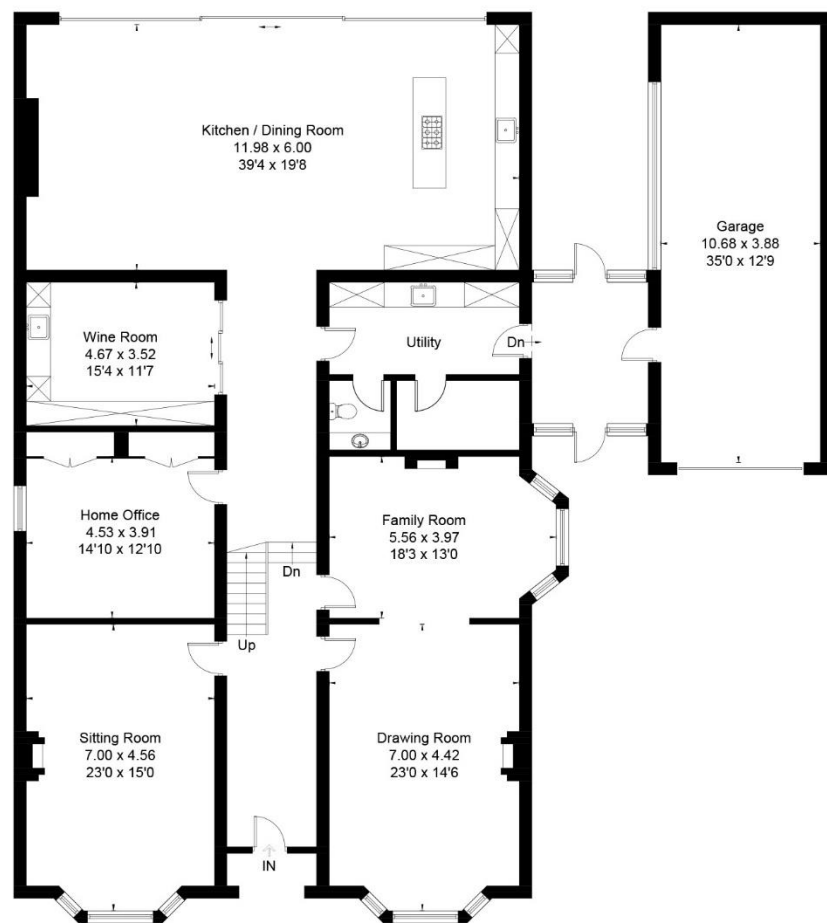




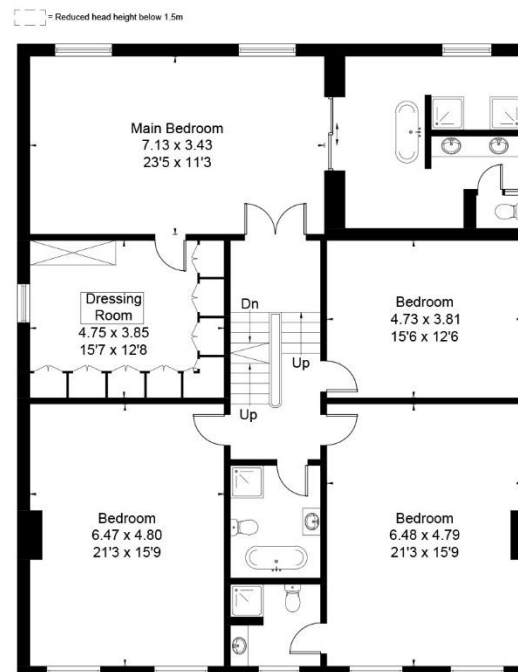
Approximate Floor Area (Including Eaves) = 552.8 sq m / 5950 sq ft

Garage = 41.8 sq m / 450 sq ft

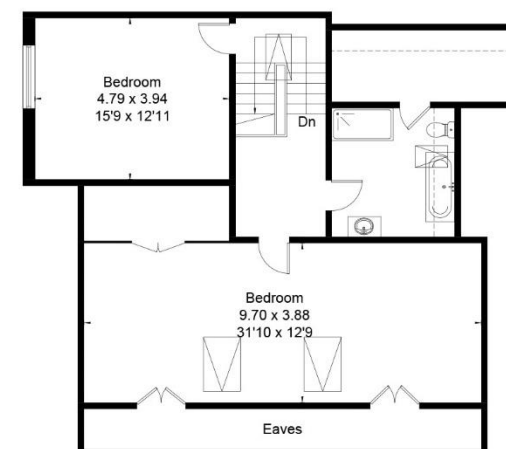
Total = 594.6 sq m / 6,400 sq ft



Ground Floor



First Floor



Second Floor



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 #87014