

GREAT NORWOOD STREET,
CHELTENHAM, GL50 2AP



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An elegant and particularly spacious five-bedroom period house extending to over 2,200 sq ft, arranged across four floors, with a south-east facing garden, and a well-appointed self-contained lower ground floor flat offering excellent flexibility for guests or professional use, whilst the property further benefits from residents' permit parking.

Set back from the road behind a pretty front garden, this handsome bay-fronted townhouse occupies a desirable position on a peaceful residential street in central Cheltenham. The house offers well-balanced proportions, excellent natural light, and adaptable living space suited to both family life and entertaining.

The ground floor opens into a wide entrance hall, leading through to a generously sized reception room with high ceilings, a broad bay window and fireplace. To the rear, the kitchen and dining room span the full width of the house, with French doors opening directly onto the garden.

The garden is a notable feature of the house, extending to approximately 36 feet and enjoying a south-easterly aspect. Thoughtfully landscaped with a paved terrace and planted borders, it also includes a timber-framed summer house, offering a peaceful retreat or workspace.

The lower ground floor has been arranged as a self-contained flat, comprising a double bedroom, sitting room, separate kitchen and bathroom — well suited to home working, guest accommodation, or as a potential source of supplementary income through longer-term or occasional letting.

Upstairs, the first floor comprises two large double bedrooms and a smartly appointed family bathroom. The second floor offers three further bedrooms and an additional bathroom, all enjoying excellent natural light and open aspects to the front and rear.





SITUATION

Great Norwood Street is situated within an area known locally as 'The Suffolks', a picturesque part of Montpellier, boasting a range of specialist shops, boutiques, wine bars and restaurants including the Michelin Star rated restaurant Le Champignon Sauvage, Baker & Graze, The Retreat, Suffolk Rock and many other highly regarded independent businesses. The property is within some 10 minutes' walk of both the Promenade and High Street, and is readily accessible to all the town's popular schools. Access to the motorway network can be gained via the M5 J.11 some three miles away.

GENERAL INFORMATION

Services:

Mains water, electricity, gas and drainage are connected to the property

Local Authority:

Cheltenham Borough Council: 01242 262626

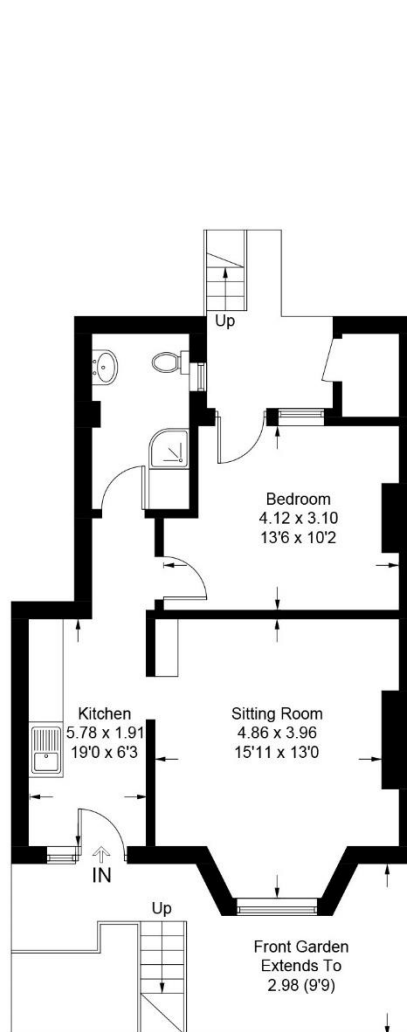
Council Tax Band: F

VIEWINGS

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



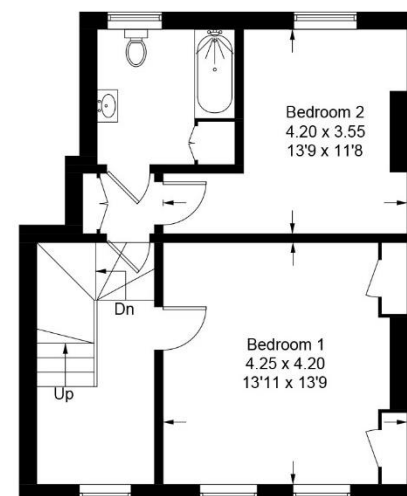
Approximate Gross Internal Area = 200.9 sq m / 2162 sq ft
 Summer House / Cupboard = 4.5 sq m / 48 sq ft
 Total = 205.4 sq m / 2210 sq ft



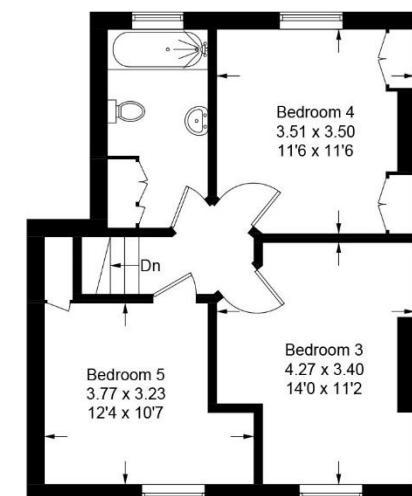
Lower Ground Floor



Ground Floor



First Floor



Second Floor