

PAINSWICK ROAD,
CHELTENHAM, GL50 2EZ



PAINSWICK ROAD

Positioned within an attractive Grade II-listed terrace, this elegant and versatile townhouse offers nearly 2,500 sq ft of thoughtfully arranged accommodation across five floors, including a secluded west-facing garden, front garden, and the flexibility for multi-generational living. The house combines period character with modern practicality, featuring a self-contained lower ground floor and rear access to Andover Street.

The property opens to a handsome raised ground floor where a well-proportioned dining room flows seamlessly into a well-appointed kitchen with central island, flooded with natural light from a glazed sun room beyond, which leads directly onto the garden. The front garden is unusually generous, creating an appealing buffer from the road and a sense of privacy rarely found in such a central location.

A spacious reception room occupies the first floor, with a trio of tall sash windows bringing in a wonderful quality of light. A study forms a natural extension of this space—ideal as a work area, library or informal sitting area.

The second floor is dedicated to the principal suite, comprising a large double bedroom, generous dressing room and a well-appointed bathroom. Above, the third floor provides an excellent guest suite with its own shower room and far-reaching rooftop views.

The current arrangement of the upper floors lends itself beautifully to elegant, private living, though there is scope to adapt the layout to suit a more family-orientated lifestyle—potentially creating further bedrooms by converting the dressing room or study, subject to need.

The lower ground floor presents a flexible self-contained space ideal for guests, teenagers, or as a lettable unit, with its own bedroom, shower room, sitting room, secondary kitchen, and access to the rear garden. A storage room and private entrance further add to the practicality, with the added benefit of rear access to Andover Street.

With its multiple living areas, excellent bedroom provision, and gardens front and rear, this is a particularly adaptable home, well suited to modern family life.





SITUATION

Painswick Road is considered to be one of the most sought-after residential roads in Cheltenham. Within walking distance are an eclectic mix of shops, public houses and cafés along Bath Road together with Sainsbury's and Co-operative supermarkets. Sandford Park, together with its famous open-air lido and Cheltenham General Hospital are all within walking distance whilst Montpellier, the Promenade and the town's High Street, including John Lewis and a wide range of stores are also reachable on foot. Cheltenham's plethora of sought after schools are also easily accessible.

GENERAL INFORMATION

Services:

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

Local Authority:

Cheltenham Borough Council: 01242 262626

Council Tax Band: The house is band D, and; the lower ground floor flat is band A with a 50% reduction currently applied.

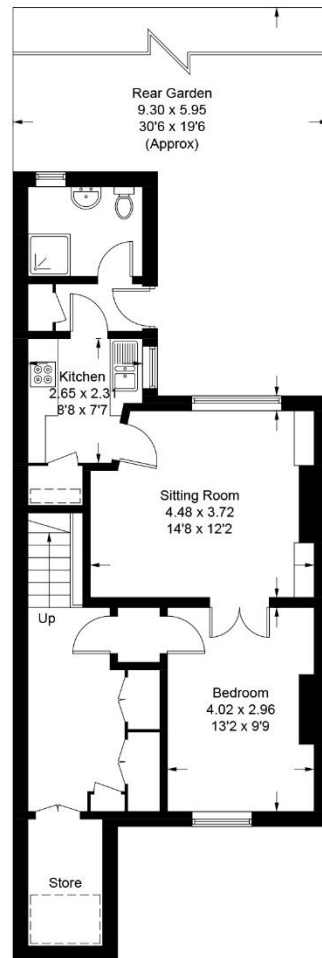
VIEWINGS

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

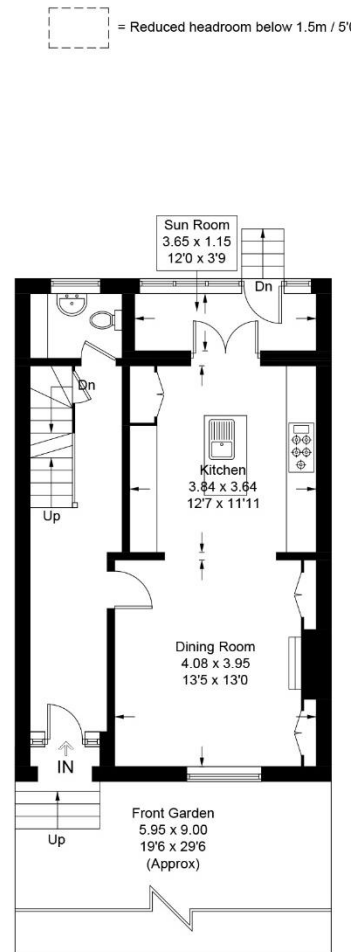


Painswick Road

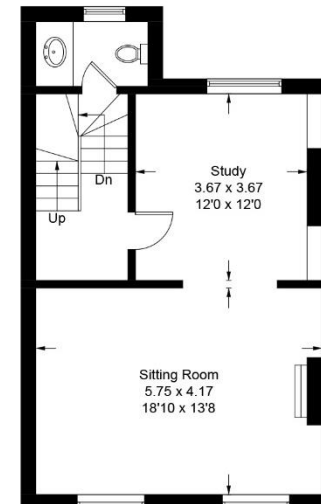
Approximate Gross Internal Area = 229.8 sq m / 2473 sq ft



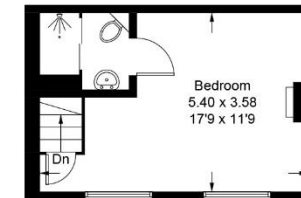
Lower Ground Floor



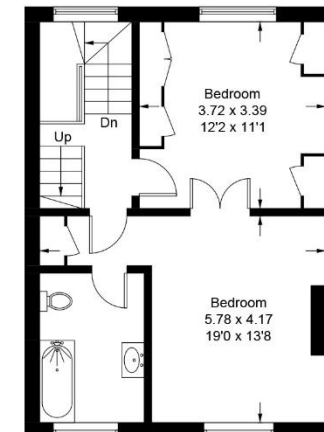
Ground Floor



First Floor



Third Floor



Second Floor