

PAINSWICK ROAD,

CHELtenham, GLOUCESTERSHIRE, GL50 2HA





A handsomely detailed period home combining character and contemporary design, quietly positioned just moments from Montpellier.

Behind a classic stucco façade with sash windows and wrought-iron railings, the house unfolds with an effortless sense of proportion and light. The front reception room, softly painted in darker tones, forms an intimate space for evening gatherings, while the rear of the house opens into a striking open-plan kitchen and dining area. Finished in a muted palette with chevron flooring and a central island, this space is bathed in natural light from a large roof lantern and glazed doors that lead directly to the garden.

Upstairs are two well-proportioned double bedrooms, each with generous sash windows and refined décor, together with a beautifully appointed bathroom featuring contemporary fittings and geometric tiling. A practical utility cloakroom lies on the ground floor.

The walled rear garden provides a private setting for outdoor dining, framed by paved terraces, raised beds and mature planting. The front garden, enclosed by traditional railings, completes the Regency symmetry of the façade.

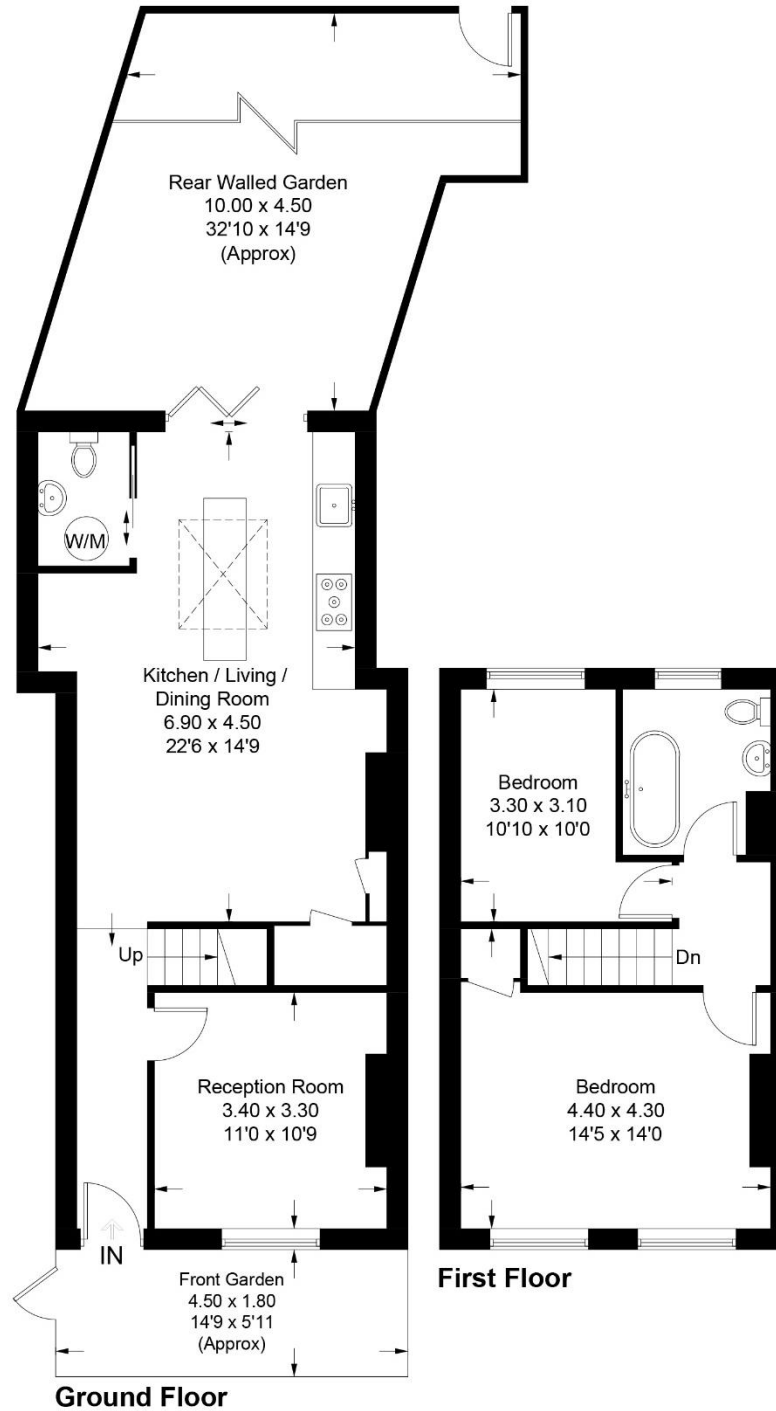
Painswick Road is regarded as one of Cheltenham's most desirable residential addresses. Within walking distance are the independent shops, cafés and public houses along Bath Road, together with Sainsbury's and the Co-operative supermarkets. Sandford Park, with its renowned open-air lido, lies close by, as does Cheltenham General Hospital. The boutiques and restaurants of Montpellier, the Promenade and the town's High Street — home to John Lewis and a wide range of stores — are also easily reached on foot. Cheltenham's excellent selection of schools, both state and independent, are all within easy reach.





Painswick Road

Approximate Gross Internal Area = 83.3 sq m / 897 sq ft





GENERAL INFORMATION

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

Tenure: Freehold

COUNCIL TAX BAND

C

PRICE

£550,000

VIEWINGS

Strictly by prior appointment through
Charles Lear & Co. on
01242 222722

Charles Lear & Co.

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