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ESTATE & LETTINGS AGENCY



17, College Road,
Cheltenham GL53 7HY
Offers over £1,275,000



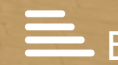
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A superb Victorian villa, spanning four floors and offering spacious and beautifully designed living spaces, with electric gates and private parking for multiple cars. Located on the desirable College Road, this fine home sits within a wide, tree-lined setting, holding a prominent position in an elegant surrounding of similarly distinguished homes.

Full Description

With gorgeous period features throughout, high ceilings, feature fireplaces, and multi-faceted rooms with endless uses, this truly is a home with everything to offer.

Entering the property on the raised ground floor, we have three out of the five reception rooms: a formal drawing room with a magnificent sash window and feature fireplace, an optional dining room or further reception with garden views, and a convenient office room. The property features impressive technology throughout, such as an integrated speaker system and smart lighting.

Following the theme of delightful reception rooms, as we go to the garden level of the property, we find the most superb kitchen, dining, and further receptions.

The kitchen is a true stand-out, designed exquisitely with ample storage, impressive features, and a wonderful social flow. Technology and quality are woven into every inch of this immaculate space.

The Tom Howley kitchen, less than two years old, is filled with high-end appliances, such as a mQuvée WineCave, patinated brass Quooker tap, Fisher & Paykel integrated fridge freezer, and Bora hob with integrated extraction—to name but a few! An impressive lantern window with temperature-regulating windows and rain sensors fills the kitchen with light, highlighting the impressive centre island.

The island features the largest single cut of stone available, weighing nearly 600kg, and creating a wonderful central point to socialise and entertain.

The immaculate Italian stone tiles add to this impressive space and lead to the bifold doors—perfect for throwing open in the spring and summer months.

This floor of the property leads us to a convenient utility room, designed as a seamless extension to the kitchen, a further dining area with garden access, a cosy reception room with an open fire, and an additional bedroom and bathroom. Convenient side access completes this level.

The walled garden is of a private nature, with a lower patio area for entertaining and al fresco dining, and total privacy from the rear. To add to the ambience, the garden and facade of the property feature dusk 'til dawn lights.





The staircase from the raised ground floor ascends to the first mezzanine, where a well-appointed family bathroom awaits, featuring a statement freestanding bath and walk-in shower. The first-floor features three bedrooms - two spacious and generous doubles, one with an ensuite shower room, and a further small double bedroom. Another staircase takes you to a bright loft room with a Velux window and eaves storage, suitable for use as an office, playroom, or additional bedroom.

Externally, the property benefits from electric gates, secure parking for multiple vehicles, and the impressive Victorian Villa frontage.



Further Information
Tenure: Freehold

Services: Mains gas, electricity, water and drainage. Gas central heating.

Council tax band: F

Local authority: Cheltenham Borough Council
Tel. 01242 262626



Floor Plan

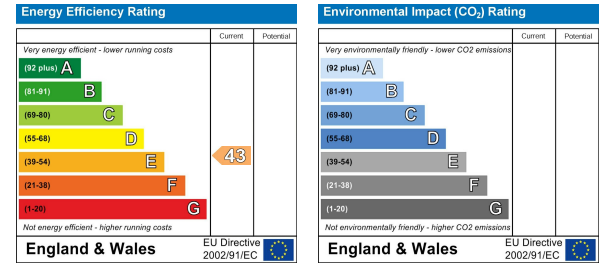
College Road

Approximate Gross Internal Area = 271 sq m / 2919 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1103898)

Energy Efficiency Graph



Area Map



Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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