



**A HANDSOME 7 BEDROOM SEMI-DETACHED PERIOD HOME OFFERING 3,100 SQ. FT. OF GENEROUS AND VERSATILE ACCOMMODATION OVER FOUR FLOORS, RETAINING A WEALTH OF CHARACTER FEATURES, INCLUDING POTENTIAL FOR A LOWER GROUND FLOOR APARTMENT WITH ITS OWN ACCESS, SET WITHIN A CORNER PLOT AND A SHORT DISTANCE TO THE TOWN CENTRE.**



Notgrove is an attractive semi-detached period townhouse located along a highly regarded residential tree-lined road and within a short stroll to local amenities, schools, parks and the town centre.

On entering this beautiful painted and rendered property, you are immediately welcomed by an impressive hallway which leads to the main principal rooms parted by double doors, of which are generously proportioned with feature fireplaces and stripped wooden floors.

There are many incredible period features throughout the property including deep skirting boards, moulded decorative cornicing, shutters and sash windows flooding light throughout its entirety.

To the rear of the property is a modern fitted kitchen with a feature island providing a social space to entertain. A display of luxury Miele and Siemens appliances and an array of wall and base units provide ample storage. There is also the added benefit of underfloor heating, bi-folding doors to the rear, and two pairs of French doors leading to steps down to the garden.

A staircase from the hallway leads down to the lower ground floor where you will find a very versatile space that could be a separate apartment, or as its present accommodation, bedrooms six and seven. There is also a beautiful shower room and a good-sized utility room and a storage cupboard. Bi-folding doors from the rear lead to the patio and garden area.

The first floor mezzanine provides the principal double bedroom with an en-suite shower room and walk-through cupboards. Two further double bedrooms with views of Leckhampton and Malvern hills and a family bathroom are located on this bright and airy first floor.

The second floor hosts a further two generous double bedrooms, a shower room and a large linen cupboard.

Situated in a corner plot, the property boasts a charming setup with wrought iron railings enclosing the house and driveway with ample parking and a garage. Addition to the garage, a separate side entrance provides secure storage for bikes and garden equipment.

To the rear of the property, a generous garden, mainly laid to lawn with a wonderful patio area ideal for alfresco dining, complete with mature shrubs and pleached trees to create the perfect town garden.

#### Location

Set within the Regency Spa town of Cheltenham, renowned for its festivals including music, literature and jazz, and its beautiful architecture. Close to Pittville Park and Prestbury Park racecourse, the bustling town centre and Montpellier, where you will find a fine selection of

boutique shops and eateries. Cheltenham College, Cheltenham Ladies College and Dean Close School are all close by with Berkhamstead and Holy Apostles C of E a short stroll. The A40 to Oxford, A435 to Cirencester and A419 to Swindon and the M4 are all within easy reach.








Approximate Area = 290.6 sq m / 3128 sq ft  
 Garage = 28.5 sq m / 307 sq ft  
 Total = 319.1 sq m / 3435 sq ft  
 Including Limited Use Area (11.4 sq m / 123 sq ft)



 = Reduced head height below 1.5m



**EPC:** C  
**Council:** Cheltenham  
**Council Tax:** F  
**Title Number:** GR181575  
**Tenure:** Freehold

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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