

# Presenting: Queens Road, Cheltenham, GL50 2LX



A charming home in prime Cheltenham location

ADAM HALLIWELL

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## About this property...

For sale is this charming semi-detached property, exuding 1930's charm and situated in the coveted Urban Cheltenham Central conservation area. With public transport links and local amenities just a stone's throw away, it also offers the convenience of being a mere 3-minute walk to the station and a short 15-minute walk to Montpellier.

The property is presented in good condition, having been lovingly cared for and maintained by the current owners, and benefits from an EPC rating of D and council tax band E. This property is quite the family home, with plenty of space and comfort to offer. It would also be a perfect fit for couples seeking a balance between town life and domestic tranquillity.

Substantial alterations to the original home provide a wealth of space in the property to match the large plot. At the front of the property is a tarmac driveway with ample parking for many vehicles. A loft conversion to the top floor added a double bedroom and en-suite, and the single third bedroom on the first floor became another en-suite. This leaves well proportioned accommodation upstairs of three double bedrooms and three bathroom/shower rooms. These rooms all benefit from large windows, one a bay flooding the rooms with light, the top floor room has upward facing veluxes to also generate light.

The entrance to the property is via the traditional recessed and arched porch with the main door and side windows an excellent example of this period of home. The former garage has been converted into a study, an essential room for home workers. This room could also double up as an occasional bedroom for guests as it is accessed off the hallway. There is a cloakroom on the ground floor, making four toilets in all.

The property's principal reception room, with its open-plan layout and large front and back bay windows, bathes the room in light and offers a beautiful view of the 133' rear garden. This room is a perfect space for relaxation, with a garden view that brings the outside in. Its high ceilings provide space, along with a fireplace.

The heart of this home is undoubtedly the open-plan kitchen. This room has also benefitted from a substantial extension and opening, to provide a large family/kitchen/entertaining area. This leads seamlessly out to the garden via doors, an area that must be enjoyed. Entertaining guests or enjoying family time, this home has it all. The kitchen's layout encourages a sociable cooking experience. There is a handy utility room off the kitchen to hide away the boots and the laundry.

The expansive 133 foot garden at the rear offers the perfect setting for family fun, summer barbecues, or simply enjoying the beautiful view. The garden is a plethora of colour and well tended by the current owner, using garden skills passed down the generations. There are various areas to sit in, including in the shade of the trees at the top of the garden.





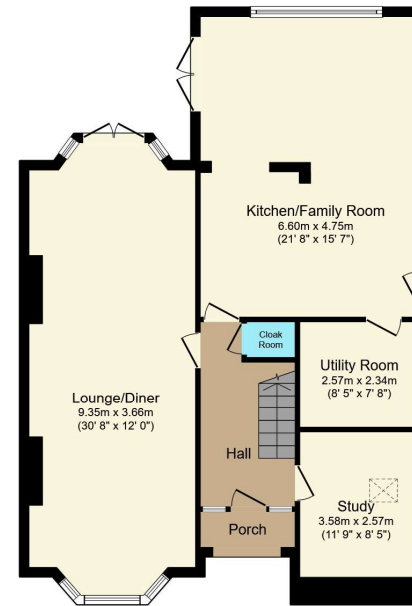


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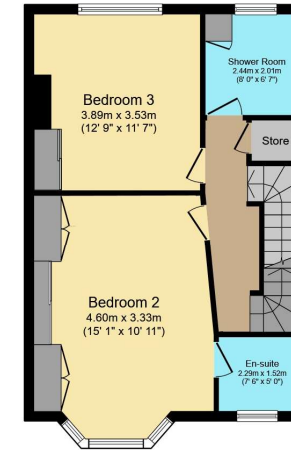
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## Property Features...

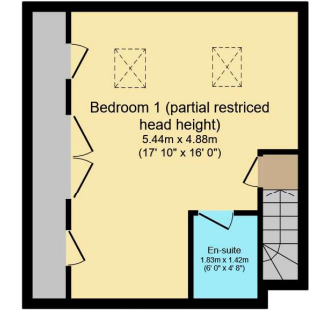
- Three generous double bedrooms
- Two en-suites and main shower room
- 133' x 20' rear garden, 51' x 19' frontage
- 1930s charm in urban conservation area
- 3-minute walk to station
- Impressive main reception room
- Extended ground floor kitchen/family room
- Parking for multiple cars
- Cloakroom and utility room



**Ground Floor**  
Floor area 93.2 sq.m. (1,004 sq.ft.)



**First Floor**  
Floor area 52.2 sq.m. (561 sq.ft.)



**Second Floor**  
Floor area 36.6 sq.m. (394 sq.ft.)

TOTAL: 182.0 sq.m. (1,959 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## About this location...

Queens Road is a road leading to Montpellier of mixed properties, springing up over many years. The road is believed to date back to 1840 as a result of the new "Lansdown Station", before which it was simply a track for horse-drawn trams heading up Leckhampton Hill to the quarries. This property and its row were built in 1934 by Hall builders to a then modern and imposing design. Its three-minute walk to the now Cheltenham Spa Station and fifteen-minute walk to the Montpellier Rotunda buildings are the highlights of its location, along with its large plot.



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