



81 PAINSWICK ROAD CHELTENHAM

GL50 2EX



A STUNNING DETACHED HOME

With a luxurious self contained lower ground floor apartment, large gardens and amply parking. The property is located close to Cheltenham town centre and the popular suffolks.



Local Authority: Cheltenham Borough Council

Council Tax band: G

Tenure: Freehold



81 PAINSWICK ROAD

81 Painswick Road is a stunning detached red brick house that has been meticulously modernised and refurbished by the current owners. The property is in excellent decorative order and offers spacious, comfortable living space spread over three floors. The lower ground floor is currently set up as a separate two-bedroom apartment but can be easily reintegrated into the main house using the existing internal staircase.









The house retains many character features such as ornate ceiling cornicing, central ceiling roses, beautiful fireplaces, herringbone floors, skirting boards, architraves, and original doors. These are complemented by modern additions including high-quality kitchens and bathrooms.

The property boasts large, west-facing rear gardens predominantly laid to lawn, with a sizable garage/workshop (33' x 14') at the far end, accessible via a secondary vehicular gate. The front of the house is screened by mature trees, providing privacy and a generous gravel driveway with parking for several cars.

Entering the house, a wide central hallway provides access to the principal rooms, with stairs to the first floor and a door to the garden. To the right is a drawing room featuring a bay window, a superb stone fireplace, and a Woodwarm log burner. An adjoining study offers garden views. Across the hall, the sitting room with another log burner connects to the dining room, which opens into a well-fitted kitchen with garden views, modern appliances, and a stone worktop. A side extension includes a boot room, cloakroom, and utility room.







The first floor comprises four large double bedrooms. The main bedroom has a spacious en suite shower room with a walk-in shower and twin basins. The remaining bedrooms share a family bathroom with another walk-in shower and a freestanding bath.

The lower ground floor apartment, accessible via a private entrance through the garden, features two double bedrooms, a shower room, and a sitting room with a bay window that opens into a well-equipped kitchen/breakfast room. This space includes a range of cupboards, drawers, and integrated appliances, making it a comfortable and functional living area.





LOCATION

Painswick Road is located in one of Cheltenham's most popular roads close to the Suffolk's and the Park. This area is renowned for its fine dwellings, individual shops, restaurants and cafes. Montpellier and the Bath Road are both a short distance away which offer a mix of boutique stores, restaurants and cafes.

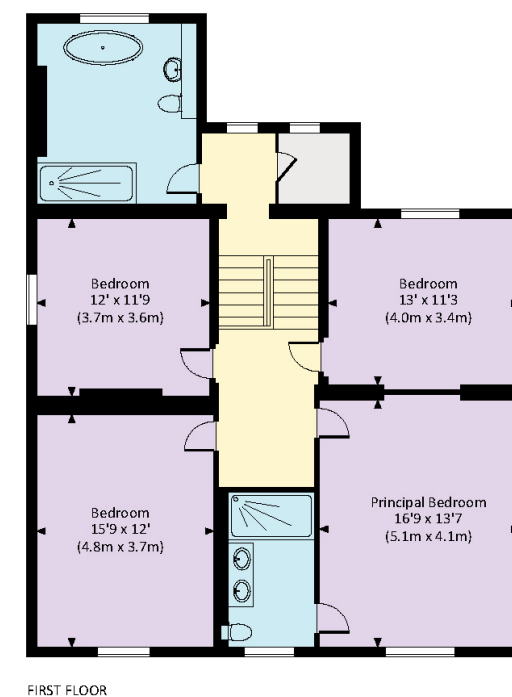
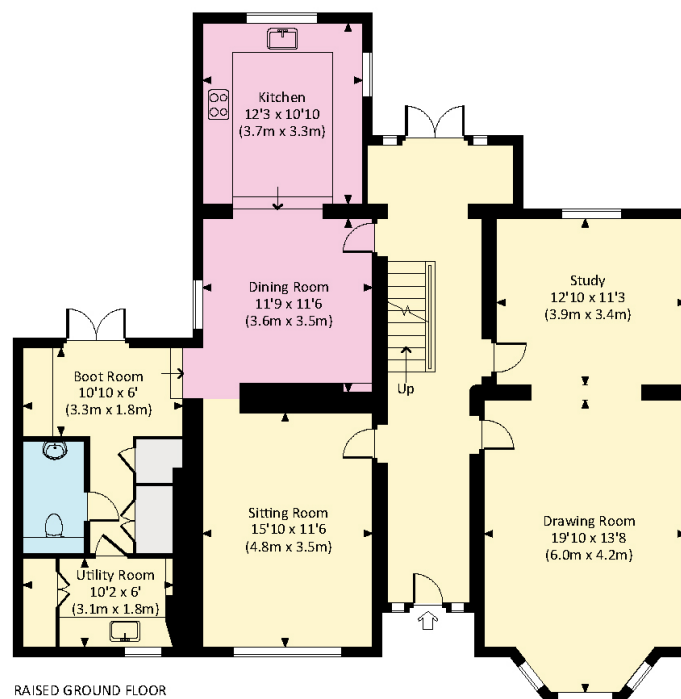
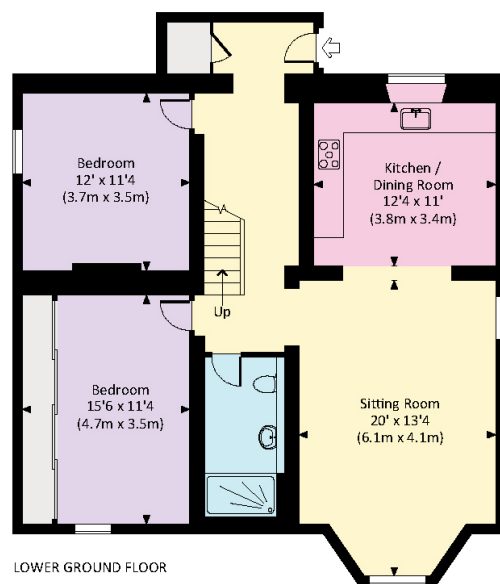
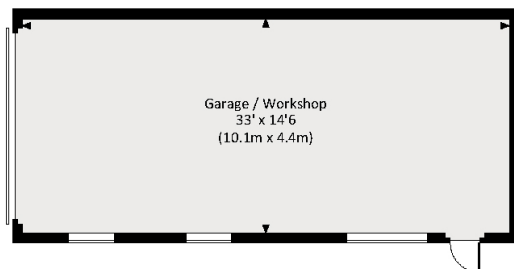
Cheltenham itself is famous for its fine architecture, public gardens and world renowned schooling to include Cheltenham Ladies' College, Dean Close and Cheltenham College.







Approx. gross internal area 3546 Sq.Ft. / 329.5 Sq.M.
 Approx. gross internal area 4025 Sq.Ft. / 374.0 Sq.M. Inc. Garage



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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