



22 ASHFORD ROAD

GL50 2EN



A STUNNING GRADE II LISTED TOWN HOUSE

This charming Grade II listed home offers elegantly proportioned living space, seamlessly blending contemporary design with a wealth of fine period features.



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EPC

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**Grade
II
listed**

Local Authority: Cheltenham Borough Council

Council Tax band: G

Tenure: Freehold

Guide Price: £875,000



LIVING

Dating from around 1820 to 1850, this striking central section of a distinguished terrace showcases a dressed stone façade and an impressive portico entrance with Doric pilasters, giving the home a timeless sense of grandeur.

The accommodation is arranged over four thoughtfully designed floors. The ground floor features a welcoming reception hall leading into a spacious double reception room that spans the full depth of the house. This elegant living space is centred around a characterful fireplace, with a large sash window to the front and French doors at the rear, filling the room with natural light.

The lower ground floor offers a superb living and entertaining area, including a bespoke kitchen with wall and base units, flowing seamlessly into a stylish dining room. This level also includes a utility room and generous storage beneath the front steps.







BEDROOMS & BATHROOMS

The upper floors house four well-appointed bedrooms. The principal bedroom spans the full width of the property, providing an exceptional space with period charm. These are complemented by a luxurious family bathroom, a separate shower room, and three further guest bedrooms each finished to a high standard.



OUTSIDE

Set back from Ashford Road, the property enjoys a beautifully maintained front garden and a private, walled rear garden both offering peace and privacy in a prime location. The rear garden features newly added decking, ideal for al fresco dining and outdoor entertaining.



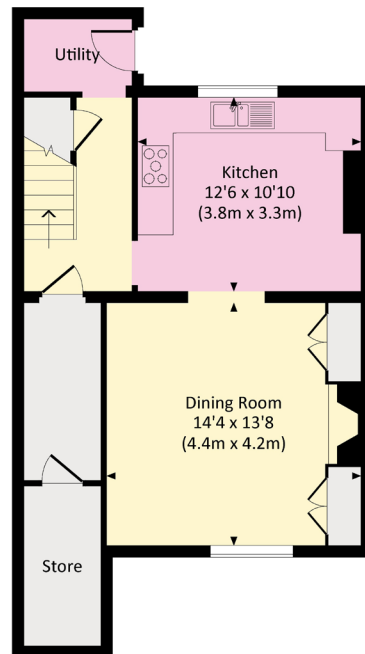




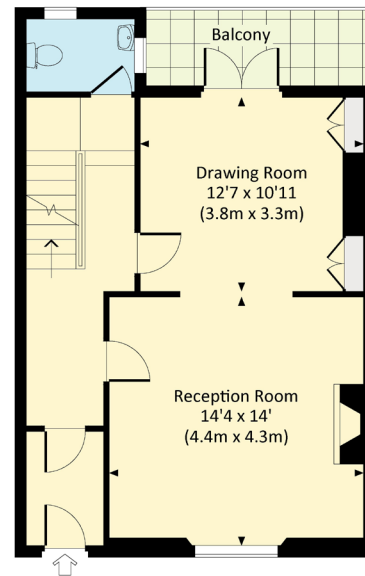
ASHFORD ROAD, GL50

Approx. gross internal area

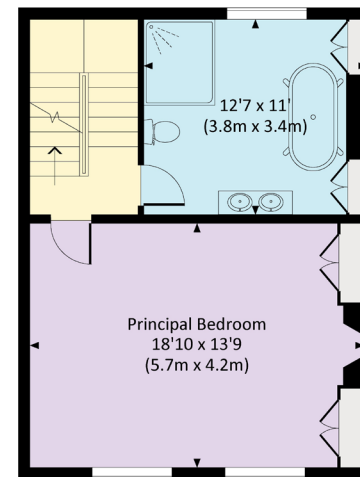
2001 Sq Ft. / 185.9 Sq M.



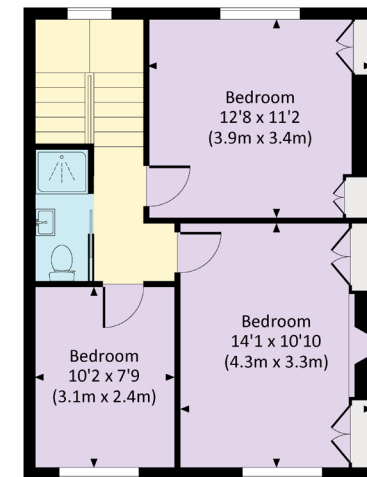
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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
to tell you more.

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