



9 Eldorado Road, Cheltenham, GL50 2PU

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AN EXCEPTIONAL FULLY REFURBISHED FAMILY HOME

9 Eldorado Road is a turnkey property created by the current owners to provide an exquisite home with extraordinary detail.



Tenure: Freehold
Local Authority: Cheltenham Borough Council
Council Tax Band: F

Guide price: £4,500,000

PICTURED

Kitchen and Morning room

9 ELDORADO ROAD

With its beautiful symmetry, the house has a generous central reception hall with an elegant staircase to the upper floors. On either side, fabulous bay-front reception rooms display multiple period features, including fireplaces, ceiling plasterwork, and deep skirting boards. Currently, these rooms are arranged as a formal drawing room and a sitting room with double doors that open to the dining room. Moving towards the rear of the house, there is a very generous study and, beyond this, a unique fully fitted wine 'library'.







KITCHEN AND MORNING ROOM

PICTURED
Kitchen and Morning room

Across the entire width of the rear of the house, which forms a significant part of a modern extension, there is a spectacular kitchen and morning room. This incredible space is dominated by the full height-glazed sliding doors, bringing the outside in, and creating a seamless link with the garden. The kitchen is fitted with a range of quality cabinetry, integrated appliances and marble worktops. The practical but highly elegant utility room leads to a glazed link that opens into the double-length garage.



PICTURED TOP LEFT
Wine library

PICTURED TOP
Morning room

PICTURED MIDDLE
Drawing room

PICTURED BOTTOM
Garden



Outside to the rear, the landscaped garden provides private space to enjoy the warmer months with plenty of terracing, lawns and well-planned planting. To the front, automated gated access for vehicles and pedestrians provides privacy and security. There is ample off-road parking for several cars and access to the double-length garage. Situated in the desirable district of Christchurch, within walking distance of the station and fashionable Montpellier.





PICTURED
Principal bedroom

PICTURED BOTTOM
Dressing room



Upstairs, the house continues to impress with, on the first-floor mezzanine, an opulent principal bedroom suite which once again spans the entire width of the house with a bedroom, fully fitted dressing room and luxurious bathroom. The first floor landing has three further double bedrooms, one of which has en suite facilities and the other two sharing the beautifully appointed family bathroom. On the second floor, there are two bedrooms that share another lovely bathroom.



PICTURED TOP LEFT
Bedroom

PICTURED TOP RIGHT
Shower room

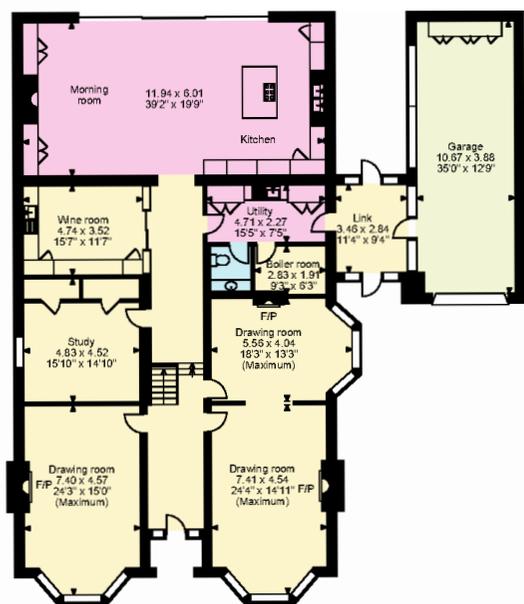
PICTURED MIDDLE
Bedroom

PICTURED BOTTOM
Bedroom

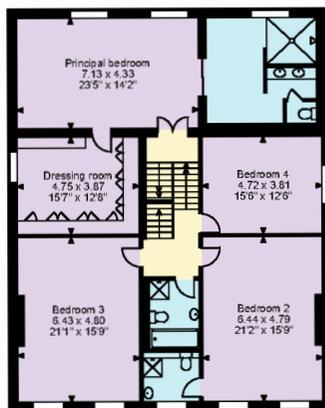


The property features:

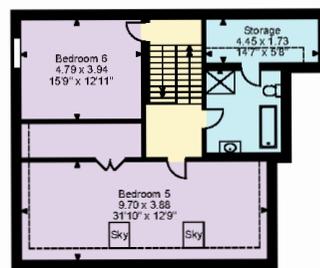
'Connect 4' system controls automated systems within the house via remotes and ipads | 'Neo' automated heating system | Sonos throughout principal rooms | 'Door Bird' for security gates | 'Rako' automation for lights and blinds | Monitored Alarm and CCTV | Husqvana for the robot lawnmower | 3 phase electric for faster EV charging



ground floor



first floor



second floor

9 Eldorado Road, Cheltenham, Gloucestershire, GL50 2PU

Main House = 532sq.m (5,728sq.ft)

Garage = 41sq.m (446sq.ft)

Total = 573sq.m (6,174sq.ft)

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)

Please note that we have been unable to confirm the date of the next review for the service charge and ground rent. You should ensure that you or your advisors make your own inquiries.

We have been informed that the building has been constructed using some combustible materials. However, we have received documents confirming that the building has been assessed by a competent person, who has concluded that the fire risk is sufficiently low, and that no remedial works are required to the external wall of the building. If necessary, further information can be provided upon request.

We would be delighted
to tell you more.

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