



ELDORADO ROAD, CHELTENHAM, GL50 2PT



14 ELDORADO ROAD CHELTENHAM

A magnificent detached family home with significant eco credentials.
The property offers substantial living spaces, ancillary self contained accommodation, all set within over a third of an acre



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EPC

tbc

Local Authority: Cheltenham Borough Council

Council Tax band: G

Tenure: Freehold

Guide price: £3,250,000



14 ELDORADO ROAD

A remarkable detached Edwardian home, boasting generous proportions and numerous exquisite period features. The house is bathed in natural light, with bright and airy accommodation complemented by the fabulous gardens and grounds measuring over 1/3 acre. The lateral room layout is ideal for family life and is further enhanced by a self-contained one-bedroom annex. Unusually for a house of this period, significant investment has been made to improve energy efficiencies with air source heat pumps serving the central heating and hot water, providing underfloor heating for the ground and first floors of the main house. Recently fitted hardwood double glazed windows further improve the heat retention whilst maintaining the period detailing.









KITCHEN/LIVING

On the ground floor, off the spacious reception hall, there are three fabulous reception rooms, the most impressive of which spans the rear of the house and provides both views and direct access to the rear garden. This room is currently arranged with dining and informal seating and features a magnificent, oversized fireplace with wood burning stove. Open to this space and recently refitted with quality cabinetry there is a sleek modern kitchen with central island, composite worktops, and integrated appliances. A pair of French doors lead to the rear patio terrace and a further door leads to a utility room and internal access to the garage beyond.

The two further reception rooms are toward the front of the house, both generous in size, one providing a more formal drawing room, the other a relaxed sitting/TV room.







BEDROOMS

The upper floors are reached via a handsome staircase, tread in Oak as a continuation of the flooring throughout large parts of the ground floor. On the first floor, there are three bedrooms, the principal bedroom occupies the entire rear of the first floor with feature bay window, large ensuite and dressing area. There are two further first floor double bedrooms both with ensuite bath/shower rooms.

On the top floor, there are two bedrooms, both with shower rooms ensuite, a further bedroom is currently used as a home office and there is a laundry room with storage and plumbing for washing machine/tumble dryer.

The attached annex is accessible from within the main house or totally independently if required. Fully self-contained, the annex has a kitchen/breakfast room, living room with doors to a private courtyard garden and a first floor bedroom and bathroom.



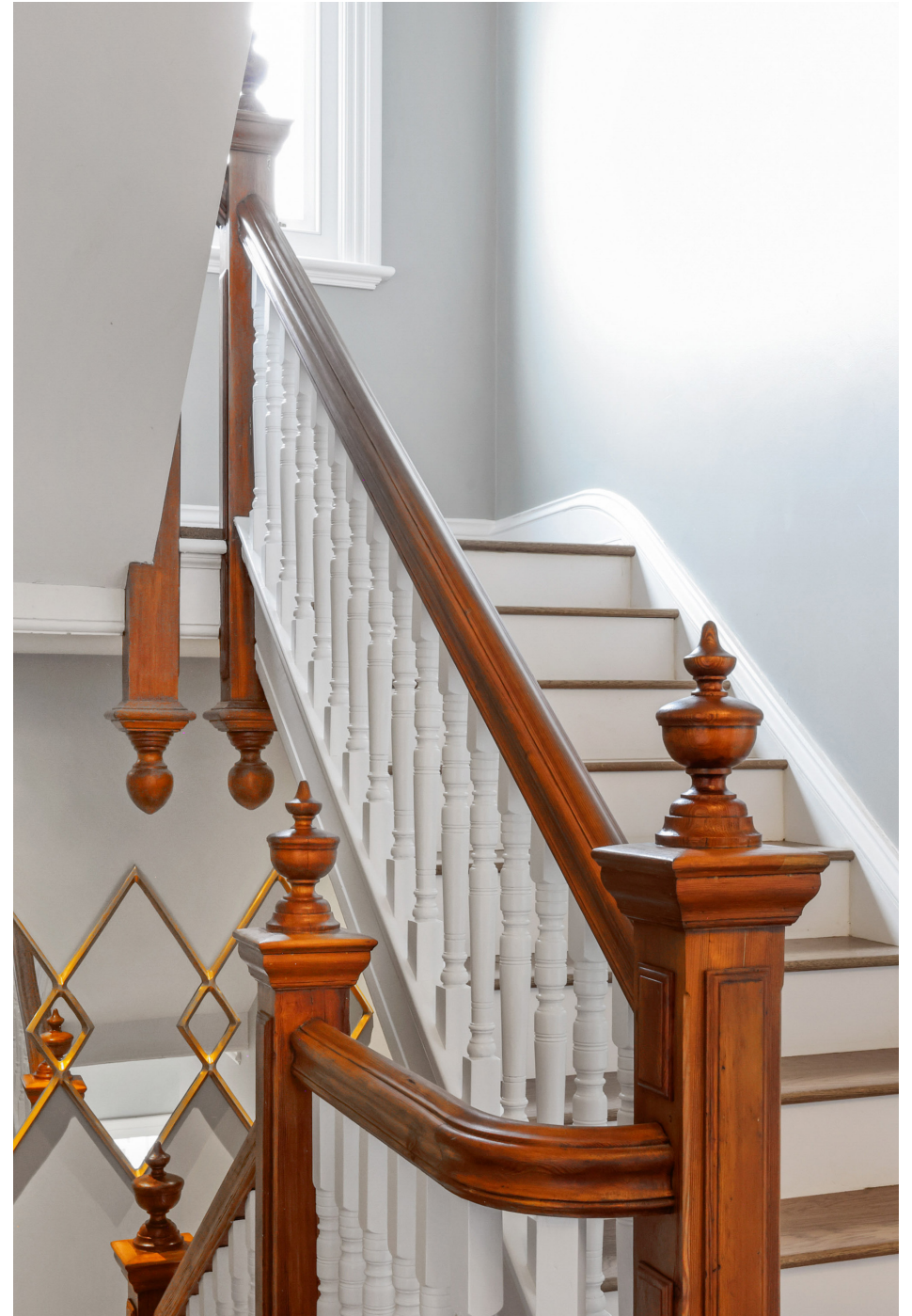


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The south facing garden at 14 Eldorado Road is truly exceptional for a town setting. The entire plot spans over a third of an acre, featuring a wide driveway with room for several cars.

The rear garden offers a wonderful sense of privacy and includes a spacious terrace, ideal for outdoor entertaining, and a large, level lawn interspersed with planted beds. The borders and boundaries are made up with mature trees and shrubs, creating an unexpectedly lush, green oasis. At the bottom of the garden, nestled in a secluded area, is a large cabin, with power, water and drainage, this would be perfect as a home office, gym, or for ancillary accommodation.





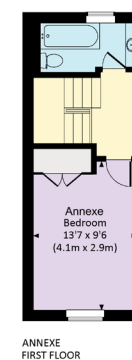
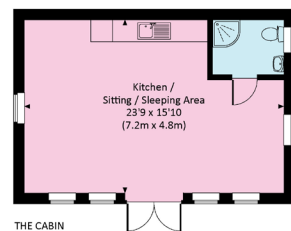
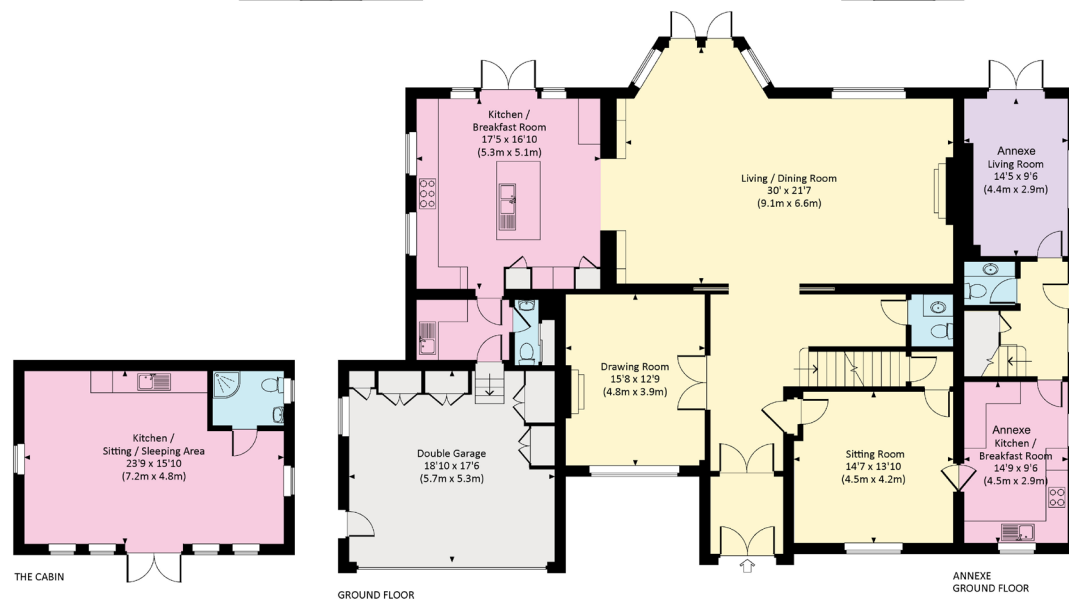
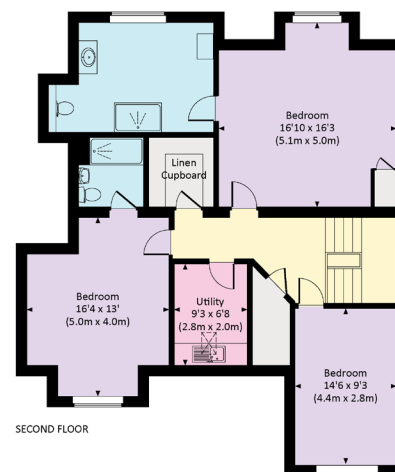
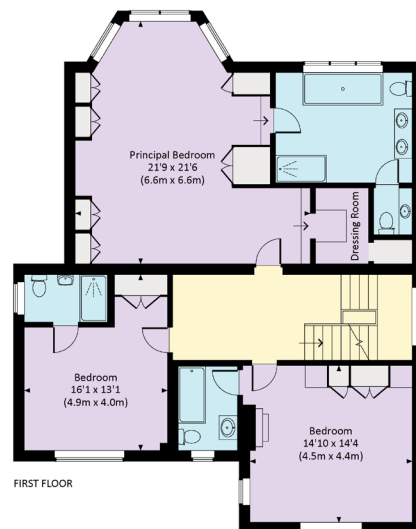




Approx. gross internal area 4739 Sq Ft. / 440.3 Sq M.

Approx. gross internal area 5069 Sq Ft. / 470.9 Sq M. Inc. Garage

Approx. gross internal area 5445 Sq Ft. / 505.9 Sq M. Inc. The Cabin



We would be delighted
to tell you more.

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