



MALVERN ROAD

Cheltenham GL50



ZED HOUSE MALVERN ROAD

Winner of a Civic Award for architectural design, Zed House sits within a private plot, a short walk from Montpellier and Cheltenham town centre and offers fabulous lateral living spaces.



4-5



3



2-3

EPC

TBC

Local Authority: Cheltenham Borough Council

Council Tax band: E

Tenure: Freehold

Guide price: £1,650,000



KITCHEN

The entrance hall provides the perfect link between old and new with cloakroom off and a step down into the large open plan kitchen/dining room. Fitted with a range of matching cabinetry including a central Island, quartz worktops and integrated appliances the kitchen is an excellent entertaining space enhanced with bi-folding doors with level thresholds opening to the manicured walled garden.







LIVING

Beyond the kitchen there is a sitting room which occupies the far end of the 'modern' wing, this stunning room has a double height ceiling, and a galleried library area reached via an oak and glass 'floating' staircase.

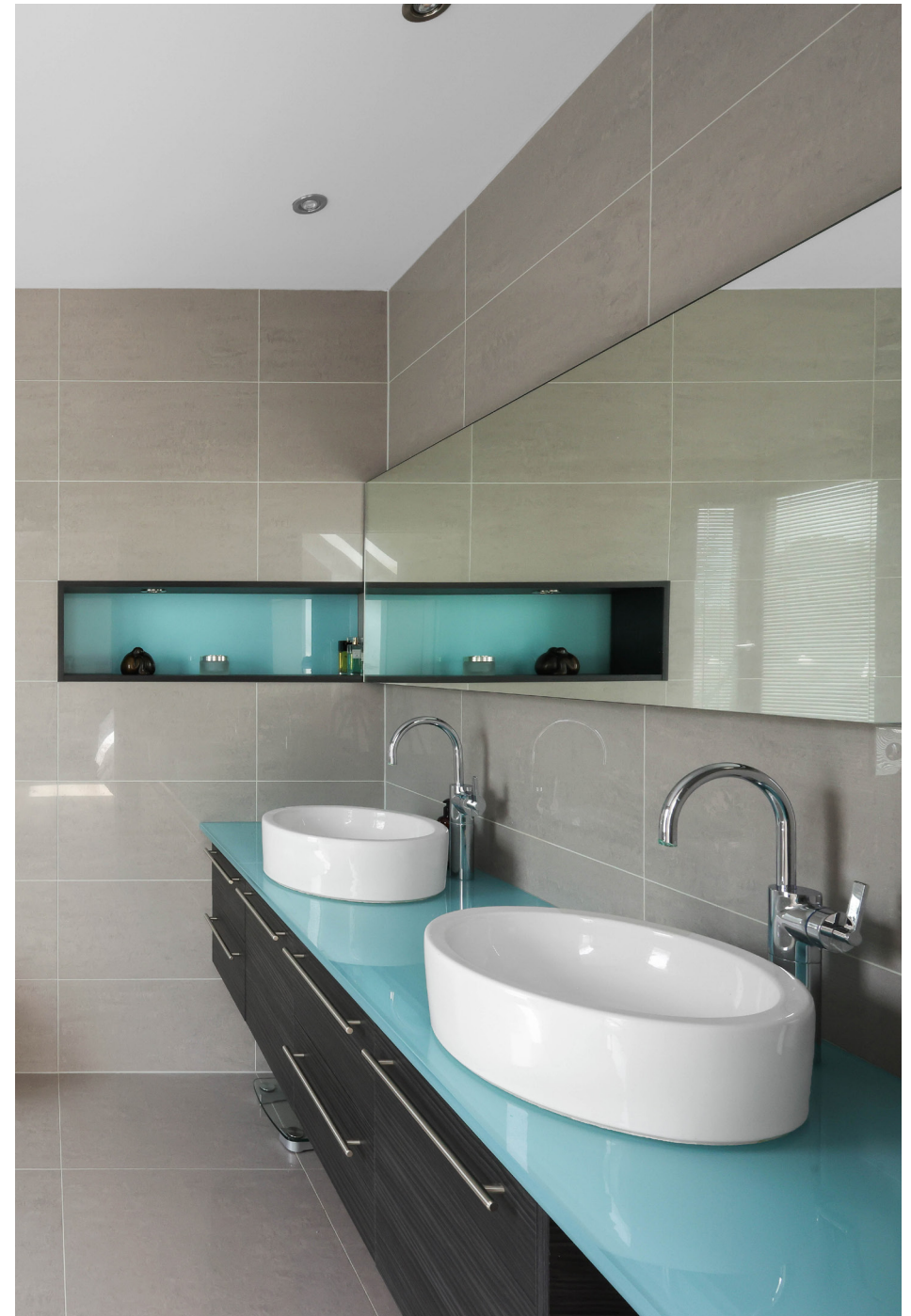


BEDROOMS

The period wing of the property is accessed via a small level change from the entrance hall. Here, there are three double bedrooms, two of which have ensuite shower rooms and all with built in wardrobes. There is also a well-appointed utility room/laundry and a home office (which could double as a further bedroom or snug/tv room).

On the first floor, a further bedroom has an ensuite shower room. The house has under floor heating throughout and due to the modern design has excellent energy performance. There is fibre broadband directly to the house.

Outside, the low maintenance terraced walled gardens have been landscaped to create private sunny areas with water feature and mature planting.





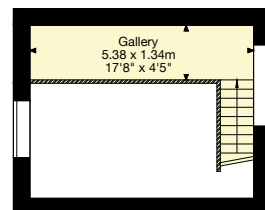


Malvern Road

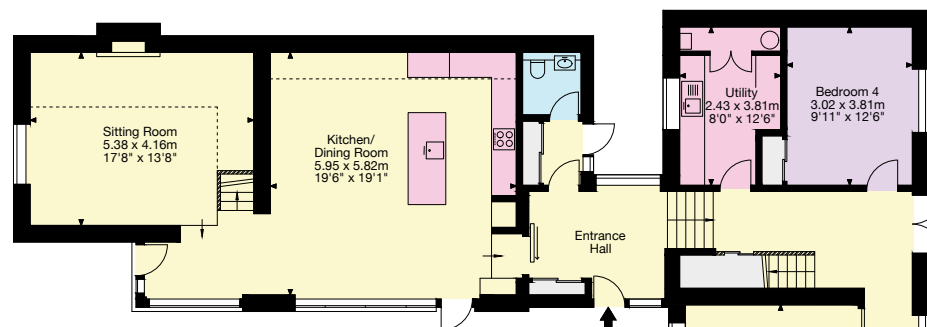
Cheltenham

Gross Internal Area (Approx.)

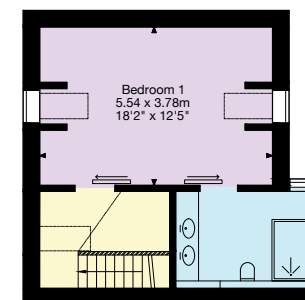
Total Area = 232 sq m / 2,491 sq ft



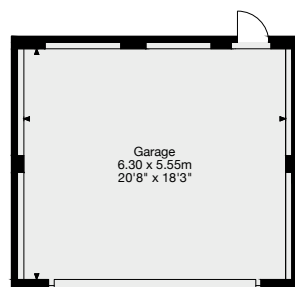
First Floor



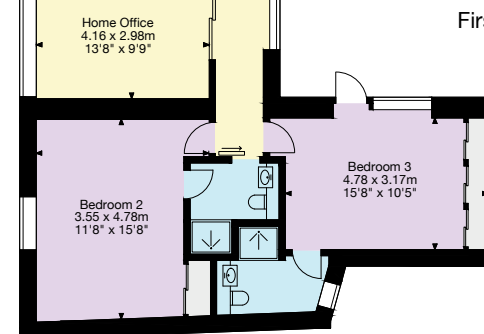
Ground Floor
Main House



First Floor



Garage



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2025.

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