



9 SYDENHAM VILLAS ROAD

CHEL TENHAM GL52 6EG



# A GRADE II LISTED TOWNHOUSE WITH TWO BEDROOM FLAT

Situated on a highly regarded residential road close to Cheltenham's vibrant town centre, this 2,882 sq ft Regency townhouse combines distinguished period character with contemporary practicality.



4-6



2-4



2-3



Local Authority: Cheltenham Borough Council

Council Tax band: F

Tenure: Freehold

Guide Price: £1,275,000



## KITCHEN AND LIVING

Spanning four well-proportioned floors, the home begins on the raised ground floor with an elegant reception room and a formal dining room, leading to a beautifully designed kitchen that opens directly onto the garden.

The lower ground floor provides exceptional versatility, serving as a self-contained apartment or a generous family space, complete with a living area, kitchen, utility room, and two bedrooms, one with an en-suite, plus an additional shower room.







On the first floor, a family-friendly layout presents three bedrooms, including two particularly spacious principal rooms and a smaller bedroom or study, while the second floor features a further bedroom with an en-suite bathroom.

Outside, a fantastic and private rear garden, beautifully landscaped with a circular lawn and walled perimeter, includes an open summer house and mature trees. Permit street parking is available at the front of the property.



The house is perfectly positioned to enjoy Cheltenham's wealth of amenities, with boutique shops, cafés, restaurants, and cultural venues all within easy walking distance. Cheltenham is internationally renowned for its annual festivals celebrating literature, science, music, and food, as well as the world-famous Cheltenham Festival at Prestbury Park.

There are excellent local schools, including Cheltenham Ladies' College, Dean Close and St Edward's, along with beautiful parks such as Pittville Park and Montpellier Gardens nearby. With its handsome Regency façade, generous proportions and prime location, 9 Sydenham Villas Road represents a rare opportunity to acquire a period home in one of Cheltenham's most desirable neighbourhoods.



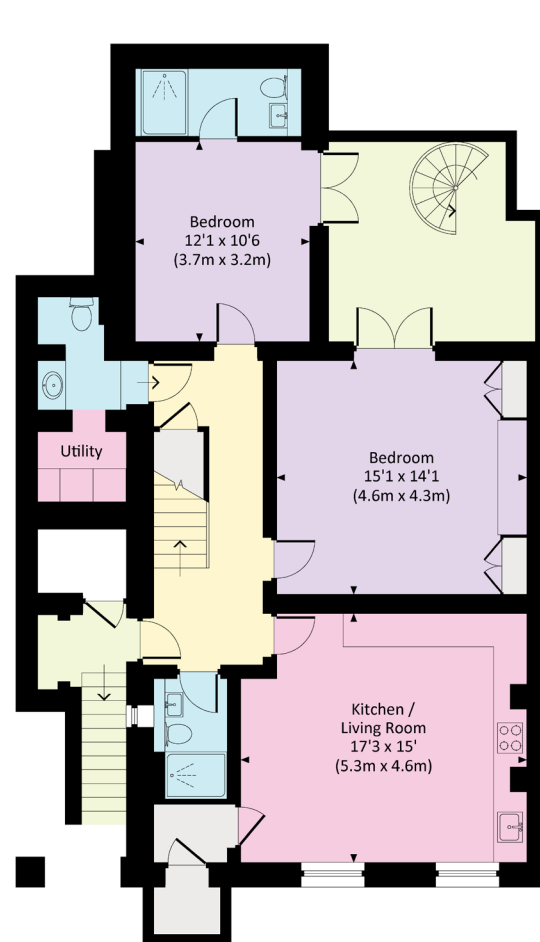




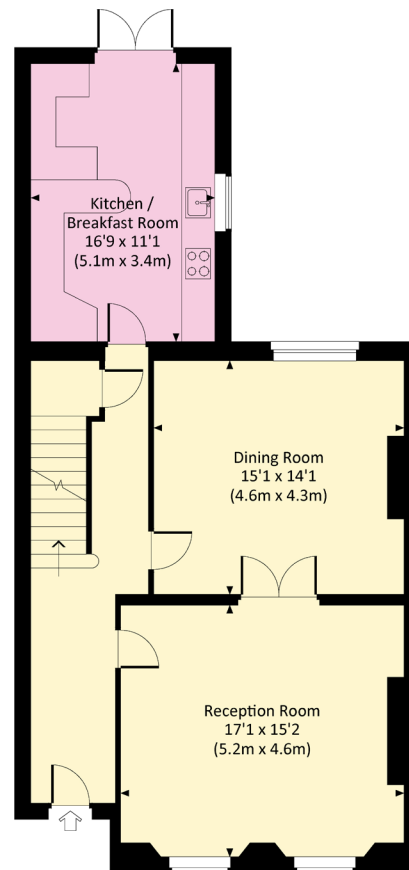
# SYDENHAM VILLAS ROAD, GL52

Approx. gross internal area

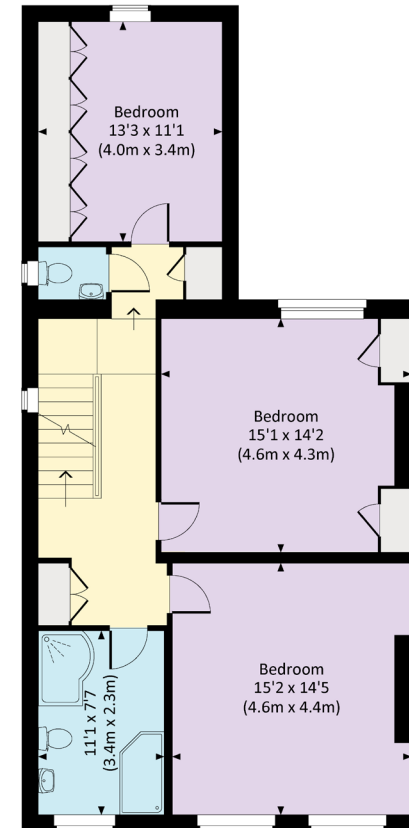
2882 Sq Ft. / 267.7 Sq M.



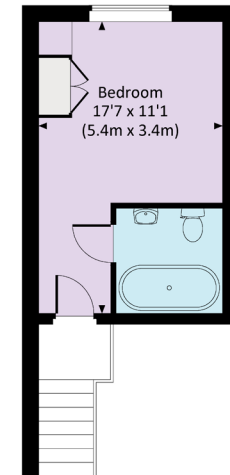
LOWER GROUND FLOOR



RAISED 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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