






26 EWLYN ROAD  
CHELTENHAM, GL53 7PB





# IMMACULATE EDWARDIAN HOME IN LECKHAMPTON

Built in 1905, 26 Ewlyn Road is an elegant Edwardian home, meticulously restored to blend period charm with high-quality contemporary finishes.

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Local Authority: Cheltenham Borough Council  
Council Tax band: D  
Tenure: Freehold

Guide Price: £750,000





## KITCHEN AND LIVING

To the front sits a beautiful reception room, complete with bay window and original fireplace, offering an inviting and characterful space. Beyond this lies a generous dining room, also featuring a period fireplace. The impressive kitchen, rebuilt in 2024, showcases a bespoke Wren design with Quartz worktops, wet underfloor heating, and an extensive range of high-quality integrated AEG and Samsung appliances. Heritage aluminium doors and Mandarin Stone porcelain tiles add a refined finish.







## BEDROOMS AND BATHROOMS

Upstairs, the generous principal bedroom features bespoke fitted wardrobes by Jamie Williams Design, offering excellent storage.

The second and third bedrooms are also well-proportioned, with the second further benefiting from bespoke fitted wardrobes by Jamie Williams Design. The main bathroom is finished with Mandarin Stone tiling and includes electric underfloor heating, creating a warm and inviting space. Completed in 2024, the newly created loft suite provides an exceptional additional living space. Finished with zinc standing seam cladding, triple-glazed Velux windows, and a large Heritage aluminium window with self-cleaning glass, it delivers superb natural light and contemporary architectural detailing.

The staircase is expertly crafted to replicate the original Edwardian joinery, while the stylish wet room features electric underfloor heating, Mandarin Stone tiles, and a triple-glazed Velux with integrated blind. A substantial cellar offers valuable storage and excellent potential for utility use (not currently habitable).





# OUTSIDE AND LOCATION

The rear garden provides a generous and beautifully maintained outdoor space, featuring a level lawn, well-kept planted borders and a smart patio area perfect for alfresco dining or summer entertaining. There is also practical side access, ideal for everyday use.

26 Ewlyn Road is positioned in one of Cheltenham’s most desirable neighbourhoods, celebrated for its handsome period homes, peaceful, tree-lined streets and strong community feel. The location offers excellent convenience, with the town centre’s boutiques, cafés, restaurants and cultural venues all within easy reach.

Families will appreciate the proximity to highly regarded local schools, while nearby parks and green spaces offer plenty of opportunities for walking and recreation. Transport connections are also a key advantage, with quick access to the A40 and M5, along with Cheltenham Spa station providing regular services to both regional and national destinations. Altogether, it is a superb setting for those seeking a balance of lifestyle, convenience and connectivity.







ELWYN ROAD, GL53

Approx. gross internal area 1804 Sq Ft. / 167.6 Sq M.  
Approx. gross internal area 1994 Sq Ft. / 185.2 Sq M. Inc. Restricted Height



All measurements are approximate and for guidance and illustrative purposes only.  
Photography and Floor Plans by [www.thedowlingco.com](http://www.thedowlingco.com) - +44 7793 974 209

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  
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