



28 CHURCH ROAD
Cheltenham | Gloucestershire | GL51 7AN

HUGHES **HS** SEALEY

Welcome to...

28 CHURCH ROAD

Welcome to Number 28, Church Road, a most impressive five-bedroom semi-detached Cheltenham town house, beautifully presented and ready to move into and enjoy. Offered for sale with no onward chain, the home has recently undergone an extensive refurbishment, and so today, the vendors present a home that is modern yet in keeping with the period of the property. Add in that the home enjoys a vast amount of accommodation across the floors and is coupled with extensive parking and a wonderfully mature rear garden that benefits from a high degree of privacy, and you begin to understand why this home comes with such a high recommendation to view. Located just off one of the town's main access routes leading to the fashionable Montpellier district, within close proximity to the property is one of the town's most respected schools, Dean Close, while Bournside School, Cheltenham Ladies College, and Cheltenham College are all within walking distance.

The property is in an excellent position for access to the main transport links, including the M5 motorway at J11 and Cheltenham Spa Railway Station. Nearby are the fashionable districts of Montpellier, Lansdown, and Tivoli, as well as the historic Christ Church.

Returning to the property, the home enjoys driveway parking to the front for two or three cars, while the remainder of the front enjoys a courtyard-style garden where there is an abundance of maturing plants and shrubs.

Stepping into the property, the welcoming entrance hall gives access to two formal reception rooms, a ground-floor en suite bedroom, and stairwells that rise and fall. The living room located to the front of the property is flooded with natural light from the floor to the ceiling window, while to the rear of the room, full-height sliding doors lead to the dining room, currently used as a study. Like the living room, the room enjoys plenty of natural light and views over the rear garden.

Completing this level is a ground-floor double bedroom that benefits from a newly installed three-piece en suite shower room. This room also enjoys views across the garden.

On the first floor are three further bedrooms, comprising two double rooms and one single bedroom. Completing the floor is the stunning four-piece family bathroom, which was only completed in early 2024 and features a freestanding bath and a double walk-in shower.

To the upper level is a super double room that enjoys plenty of natural light from the Velux's and French doors onto the Juliet balcony, which allows one to enjoy elevated rooftop views across the town and onto Cleve Hill in the distance.

The lower ground floor houses the cloakroom, a spacious utility room with access to the rear garden, and an impressive kitchen/breakfast room, which also has French doors leading to the garden. The kitchen offers a wealth of fitted units, which sit neatly alongside a host of integrated appliances and a central island.

















Explore outside... 28 CHURCH ROAD

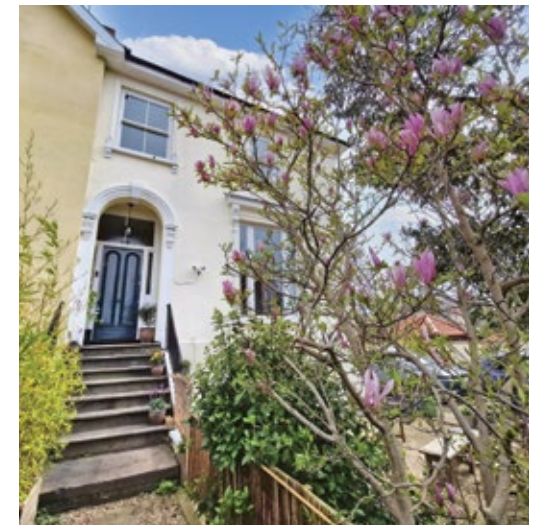
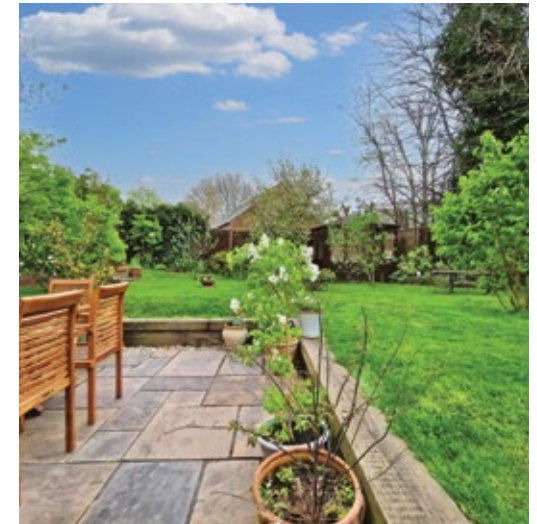
To the rear is a lovely, mature garden that enjoys a sizeable terrace – ideal for outdoor dining – lawns, two water features and an abundance of trees and shrubs. The garden enjoys a high degree of privacy and perfectly completes this very impressive family home.

- A beautifully appointed five-bedroom semi detached family home, offered for sale with no chain
- Recently renovated throughout, the home is ready to move into and enjoy
- Offering a wealth of accommodation across the four floors
- Ground floor enjoys two formal reception rooms plus ground floor, en suite double bedroom
- On the first floor are three further bedrooms – two double rooms, one single and a stunning bathroom

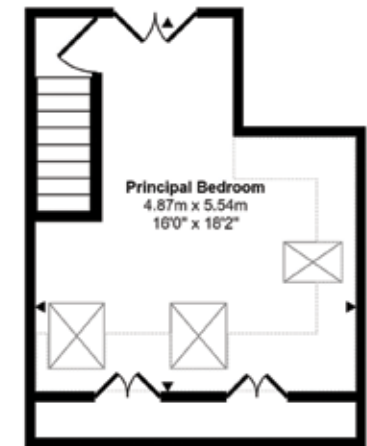
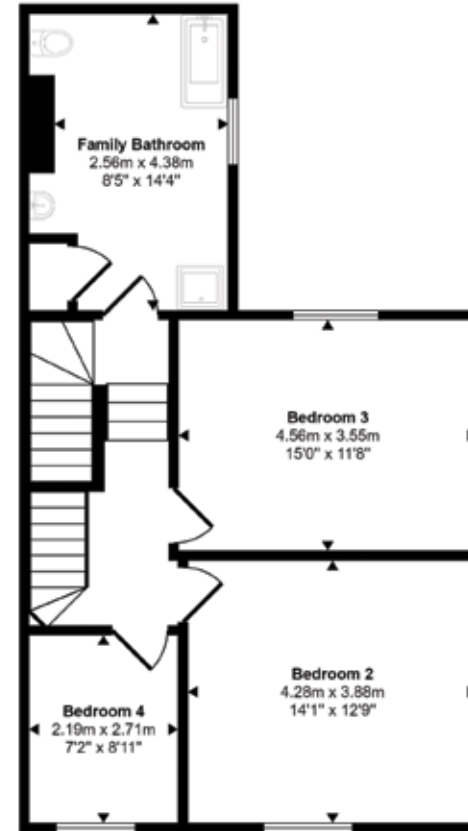
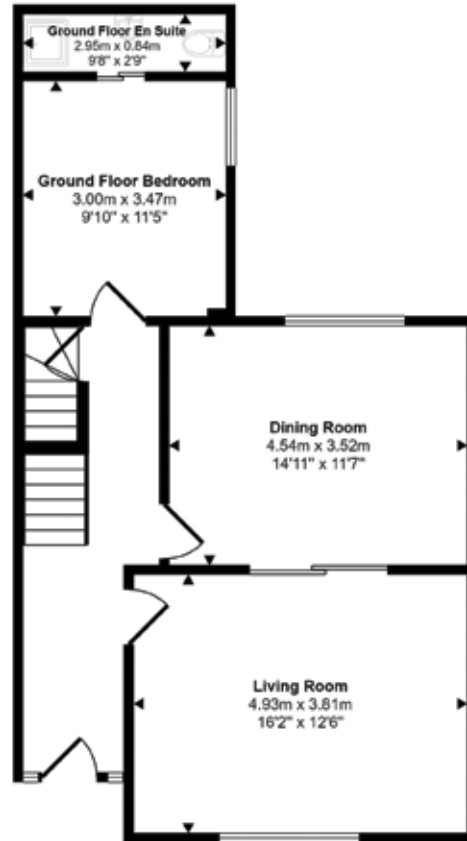
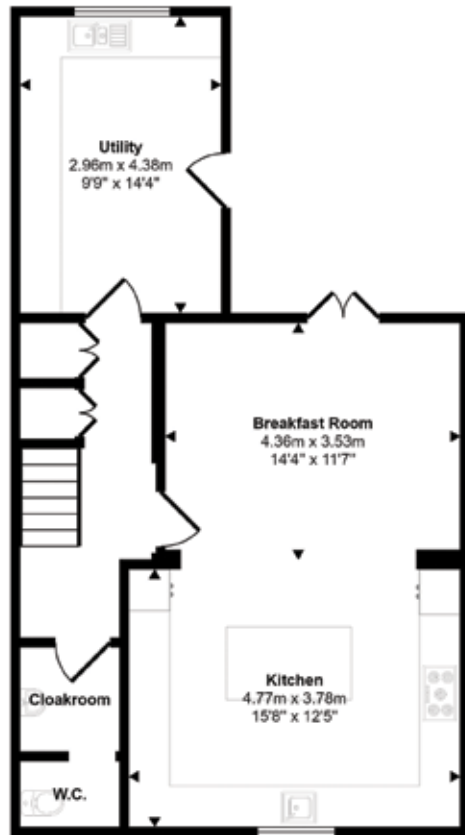
- On the upper level is a further double bedroom enjoying elevated views across the town
- On the lower ground floor is a spacious kitchen/breakfast room, utility and cloakroom
- To the front is driveway parking and a courtyard style garden
- To the rear is a wonderfully mature garden offering paved terrace, lawns, ponds and maturing trees
- A property that comes with a high recommendation to view

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL51 7AN. Upon arrival, the property can be identified by our For Sale sign.



Approx Gross Internal Area
213 sq m / 2287 sq ft



☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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