



5 CHRISTCHURCH RD  
CHELTENHAM



## EXUDING PERIOD CHARACTER

A heritage townhouse in one of Cheltenham Spa's most fashionable locations, a stone's throw from the town centre, is highly sought-after – so we're delighted to present 5 Christchurch Road, a striking four-storey Victorian townhouse in the ultra-desirable Montpellier district.

Exuding period character from every heritage red brick, bay window and corniced ceiling, this handsome 4,313 sq ft family residence has a few contemporary surprises up its sleeve too, having been extended to create a truly spectacular free-flow kitchen/dining/family area, and completely updated throughout.

Now, the beautiful landscaped gardens can be viewed through an entire wall of glass doors which glide open to create that seamless and sought-after merger of indoors with outdoors. It's just perfect for those who entertain – an

all-year-round party house. As well as the superb family 'hub' on the lower ground floor, refined open-plan drawing/sitting rooms are located on the ground floor and stretch the width of the house (29ft), showcasing their Victorian heritage with high ceilings, bay window, decorative cornicing and original fireplaces. To the rear, with inspiring views of the pretty garden, is a large study.

The five bedrooms, all large doubles, are arranged across the two upper storeys and immaculately presented to reflect the heritage of this fine house. The principal bedroom has its own dressing room and there's a luxe bathroom, shower room and separate cloakroom/WC.

Number 5 has gas central heating, underfloor heating on the lower ground floor and smart thermostats throughout.



The allure of a Victorian home sympathetically extended nine years ago and updated to 21st century structural standards, including the electrics and plumbing, attracted the current owners who also cherished a large garden that isn't overlooked, two parking spaces (a rarity in this location) and the convenient eight-minute walk to Cheltenham station to catch trains to London or Birmingham. Motorists can easily access the M5 for Bristol and Birmingham and the A40 for Oxford and London too.

We're sure you want to know more about this fabulous house, so here's the details . . .



## VICTORIAN CHARACTER MEETS 21ST-CENTURY STYLE

Drive past magnificent Christchurch, which was erected in 1840 and pre-dates 5, Christchurch Road by 41 years, and into the peaceful, tree-lined road. In front of the house there's courtyard parking for two cars.

There's a choice of two entrances to this grand house, either via a short flight of stone steps up to the original entrance lobby at ground level or, via a gate to the side of the house and door into the utility room, the family hub on the lower floor.

The original lobby opens into a fine, spacious entrance hall with the original Victorian staircase in all its splendour. The high ceilings, an archway and solid oak flooring define the era.

Part of the rear extension encompasses a contemporary two-storey building containing an ultra-modern cantilever staircase, flanked by floor-to-ceiling windows, accessing both the lower level and the two upper floors – accessed from the entrance hall.

Two fine heritage reception rooms – a drawing room and a sitting room – to the front of the house are open plan, an archway creating a partial division. The charming drawing room has a wonderful original bay window and in the winter it basks in the warmth of a wood burner, fitted in the period fireplace. The adjoining sitting room has library shelving either side of another fireplace (currently sealed but easily reinstated) and is the perfect spot for relaxing with a good book.

The lofty ceilings in both rooms are embellished with beautiful decorative cornicing above picture rails and these rooms are particular favourites of the current owners as, with two huge windows, they enjoy the best of the sunshine all-day-long.

Another sunny room is the study/office which, at 14x12ft, has plenty of space for a couple of desks and office furniture – ideal for those who work from home. It overlooks the living roof of the kitchen extension – it's a riot of blooms in the summer.



## THE HUB OF FAMILY LIFE

Everyday life will revolve seamlessly round the comprehensive family set-up on the lower ground floor – in fact, it would be hard to improve upon!

The dining area is contained within the extension, in front of the wall of sliding glass doors to the garden and with two overhead skylights upping the light quota even further. The staircase to the first floor is accessed via an ultra-stylish Crittal door and windows panel.

Open-plan is the name of the game as the dining room flows freely into the chic bespoke Roundhouse kitchen, complete with feature original red brick wall and large central island fitted with a Neff gas hob, and then into a cosy snug, warmed by a stylish wall-inset gas fire, flanked by bookshelves.





This fabulous family area is 37ft in length and it expands smoothly into a similarly spacious family room, with bay window, which is ideal as an infants' playroom or for teenagers, equipped with a wall-mounted TV and electronic devices.

The fitted kitchen is comprehensively equipped and includes a split-level Miele oven/microwave, warming drawer and steam oven. There's also an integral full-height fridge, fridge/freezer and dishwasher, and the cabinetry has attractive quartz worktops.

A good-sized utility room, with built-in cupboards, and adjoining cloakroom/WC complete the lower ground floor line-up.

## BEDTIME STORY

There's going to be no fighting between children about 'who gets the biggest room' at 5 Christchurch Road because all five bedrooms, across two floors, are super-spacious. Youngsters will probably be up on the top floor where they'll be spoiled for space in the three bedrooms, all of them with windows under the eaves.

There's a shower room on this floor and there's also a walk-in airing cupboard that's large enough for useful clothes drying racks.

Adults can have their own peaceful oasis on the floor below, with two further big bedrooms, beautifully decorated to harmonise with the Victorian heritage of this fine house. There's also a lovely dressing room, big enough to delight any ardent fashionista!

There's an equally large and luxurious bathroom, in a fashionable monotone colour palette, with a freestanding bath tub, twin washbasins, walk-in shower and underfloor heating, and an additional cloakroom with WC.







## GLORIOUS GARDEN

Echoing the striking style and refinement of the house, the generously-sized rear garden is privately enclosed by fencing and screened by trees and perennials. It was professionally landscaped five years ago and is a real oasis of English garden loveliness, seen at its best in the spring and summer months when the raised planters and borders, are a colourful sea of blooms and greenery.

This beautiful green haven is the backdrop to the paved patio which spans the width of the rear extension and is very much an addendum to it when the glass doors are slid open. It's simply perfect for al fresco dining, both family barbecues or kitchen suppers with guests, who can 'float' between indoors and outdoors at will.

The garden has several spots for relaxing and enjoying the sunshine and tranquillity at various times of the day, and there's even a vegetable patch and shed for green-fingered enthusiasts.





## ROUND AND ABOUT

Offering just about everything you could ever desire, Cheltenham is dazzling, refined, cultured, and as lively as you like!

The town centre is within a pleasant 15-minute walk via the elegant Promenade and embraces all the major high street brands as well as a wide choice of pubs, eateries and coffee shops. Number 5 Christchurch Road is at the heart of Montpellier - one of the most fashionable and cosmopolitan of places in Cheltenham to chill out, socialise and dine.

Among a plethora of options, the vendors' favourite places to eat are Bosco pizzeria and The Ivy, residing within the breathtaking domed 'Rotunda', built in 1825. There's also Michelin-starred dining within a short walk at both Le Champignon Sauvage and Lumiere.

It's a five-minute drive to do the weekly shop at Waitrose, and there are also Sainsbury's, Tesco, Asda and M&S Simply Food supermarkets nearby.

Cheltenham's fabulous outdoor pool, Sandford

Lido, is unmissable - at 50 metres it's one of the largest outdoor pools in England. Within a short stroll, Cheltenham Ladies' College sports centre offers private membership and includes a pool, gym, tennis and squash courts.

It would be hard to better the education options with a superb choice of both state and private schools in the close vicinity. The state primary schools, Gloucester Road, Naunton Park, Christchurch CE and St Gregory the Great Catholic are all Ofsted-rated outstanding, as are the secondary schools - Balcarras and Pates's Grammar Schools. Highly-rated independent schools, all close by, include Cheltenham College, Cheltenham Ladies' College, St Edward's, Dean Close and The Richard Pate School.

Cheltenham is a cultural hotspot with world-renowned festivals covering everything from literature, jazz, film and music to science, cricket and food and drink. Out of town, walkers, cyclists and horse-riders can enjoy the picture-perfect countryside of the North Cotswolds.



## WHERE TO GO WHEN YOU NEED:



**Milk:** Waitrose, The Co-op and Tesco Express a short walk (8-9 mins) from 5 Christchurch Road.



**Weekly Shop:** The Cheltenham Waitrose is very centrally located a mile away on Honeybourne Way and is open Seven days a week. Also, within a short drive, are Tesco, Sainsburys and M&S.



**Dinner/Drinks:** Cheltenham offers a wide range of international cuisine. Restaurants within walking distance include The Ivy, Brasserie Blanc, Gallimores Kitchen, the Giggling Squid and the Chelsea Brasserie to name a few. For pubs The Beehive, which we would recommend, is a gastropub rated as one of the top six real-ale pubs in Cheltenham. It is a well-known watering hole and great for watching 6 Nations rugby on a Saturday afternoon.



**Gym/Fitness:** No need to get in the car and struggle to park to go to the gym. Gyms within walking distance include: CLC Fitness, Gym 66, 117 Personal Training, CrossFit Cheltenham and JD Gyms. Also, there are personal trainers in the locality. For swimmers the Sandford Parks Lido, with a 50m heated pool, is a six-minute drive away.



**Golf:** For golfers there are many outstanding courses nearby. Cleeve Hill to the North, Cotswold Hills and Lilley Brook are nearby. Painswick Golf Club is a short drive to the south. As well as being challenging for keen golfers they are set in the most stunning surroundings – the backdrop of the Cotswolds Area of Outstanding Natural Beauty.



**Schools:** Cheltenham Schools include: Catholic School of St Gregory the Great (Ofsted-rated Outstanding), Belmont School (Ofsted-rated Outstanding), Pittville School (Ofsted-rated Good), Lakeside Primary (Ofsted-rated Good), Balcarras Academy (Ofsted-rated Outstanding), Naunton Park Primary (Ofsted-rated Outstanding), and Warden Park Primary (Ofsted-rated Good) to name a few. In the private sector there are the highly-regarded Cheltenham College, Cheltenham Ladies College and Dean Park to choose from.



**Walks:** For walks there are many parks with Montpellier Gardens a short walk away. Nearby are Sandford Park and Naunton Park. A short drive away there is the whole of the Cotswolds to explore with glorious walks around Cleeve Hill, Winchcombe and Broadway. Pick up part of the 102-mile Cotswold Way for an extended hike. Other well documented trails are the Wyche Way and the Winchcombe Way. Whether you are looking for a short stroll or a long hike there is something for everyone within a short distance of Cheltenham.

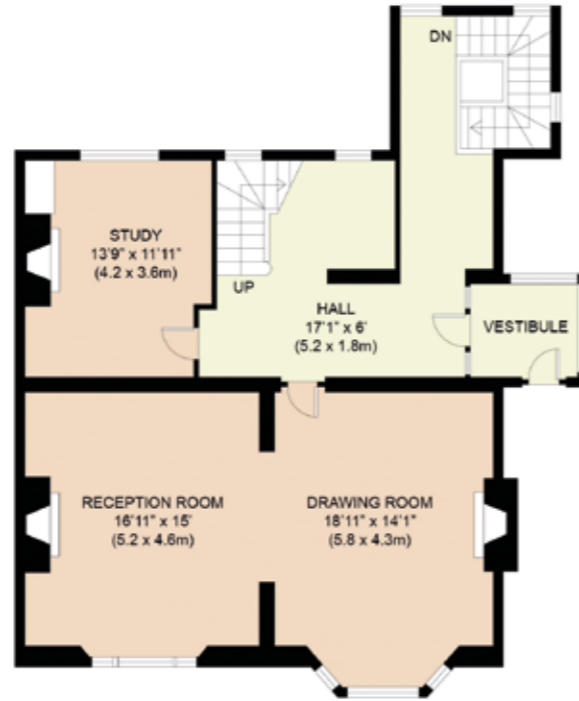


Approx. Gross Internal Area: 4313 sq.ft /400.7 sq.m

Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor



The Finer Details...

- Square footage 4313 sq.ft
- Services: All mains services  
Boiler serviced annually
- Broadband speed 63Mb  
(fibre available)
- Underfloor heating on lower ground floor
- Kitchen extension 2015/16 with extensive renovations
- Off road parking

Important notice: Stowhill Estates Ltd, their clients and any joint agents give notice that:

- 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Stowhill Estates Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photos and Brochure prepared June 2024.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan. Produced for Stowhill Estates.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



**Scan me** to book a viewing  
or call the Stowhill Estates Team on:  
01242 384444 | [contact@stowhillestates.com](mailto:contact@stowhillestates.com)



STOWHILL ESTATES

**What Three Words:** [///zeal.brave.meals](https://zeal.brave.meals)