

# 5 JERSEY AVENUE

CHELTENHAM, GLOUCESTERSHIRE, GL52 2SZ





A wonderful opportunity to acquire an impeccably presented 1930s property which been the subject of a carefully considered and extensive programme of refurbishment creating a stunning home drawn on Scandinavian influences seamlessly blending clean modern lines with the original period charm.

The ground floor has been significantly extended at the rear and side creating an impressive 25' open plan living space tailored to modern family life and the large boarded loft, which already has a Velux window, offers the opportunity to further enlarge the property, subject to necessary consents, if desired.

An enclosed porch leads into a welcoming reception hall where original leaded windows set the tone. The sitting room features a wide bay window, exposed wood flooring, bespoke cabinetry and a Stovax wood-burning stove providing a cosy retreat during the cooler months.

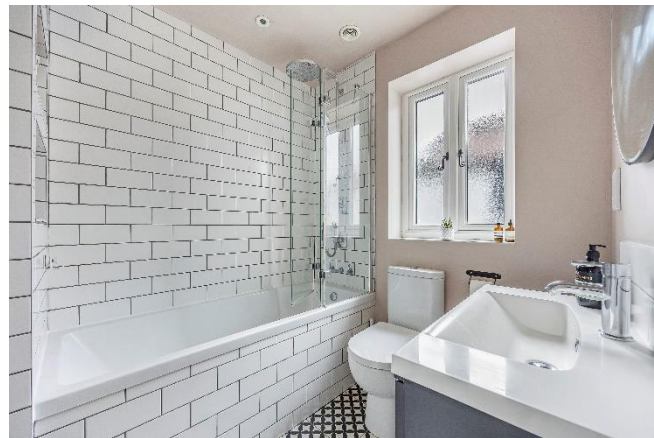
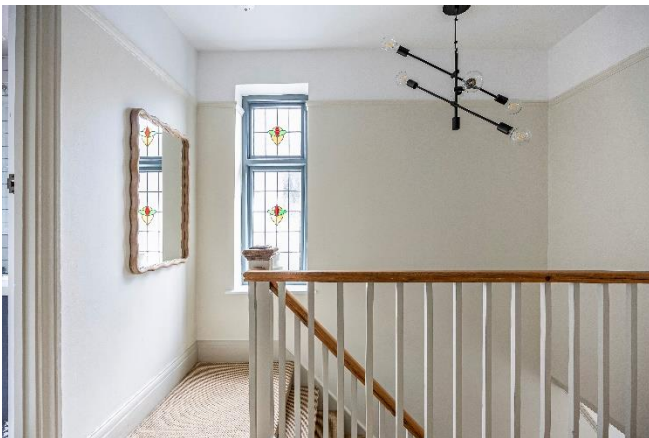
At the rear, the striking open plan kitchen/dining/family area forms the social hub of the house, arranged around a substantial central island, this space is equally suited to everyday living and relaxed entertaining and bi-folding doors open directly onto the recently landscaped east facing rear garden allowing for a natural flow between indoor and outdoor living. A cloakroom, utility room with side access and cleverly concealed storage in the reception hall add the functionality of the ground floor.

The first floor landing provides access to three beautiful light and airy bedrooms, two of which are generous doubles with bespoke fitted wardrobes and a comfortable single all served by a contemporary family bathroom.

Externally the property continues to impress providing off road parking for two vehicle and at the rear the east facing garden offers privacy and has been thoughtfully designed with a spacious terrace for outdoor dining, a large lawn and dedicated children's play space with a mature cooking apple tree with a swing, established plant and shrub borders and a substantial timber shed providing storage for bicycles & garden equipment.

The property is conveniently located on a peaceful tree lined, no through road close to an excellent range of day to day amenities including independent café's and bars whilst Cheltenham town centre is only a ten minute walk away. The area is well served by excellent schools including Holy Apostles Primary and Berkhamstead School and is within easy reach of Pittville Park, Cheltenham's largest open green space, known for its boating lakes and the iconic Pump Rooms.





# Jersey Avenue

Approximate Gross Internal Area = 126.3 sq m / 1359 sq ft

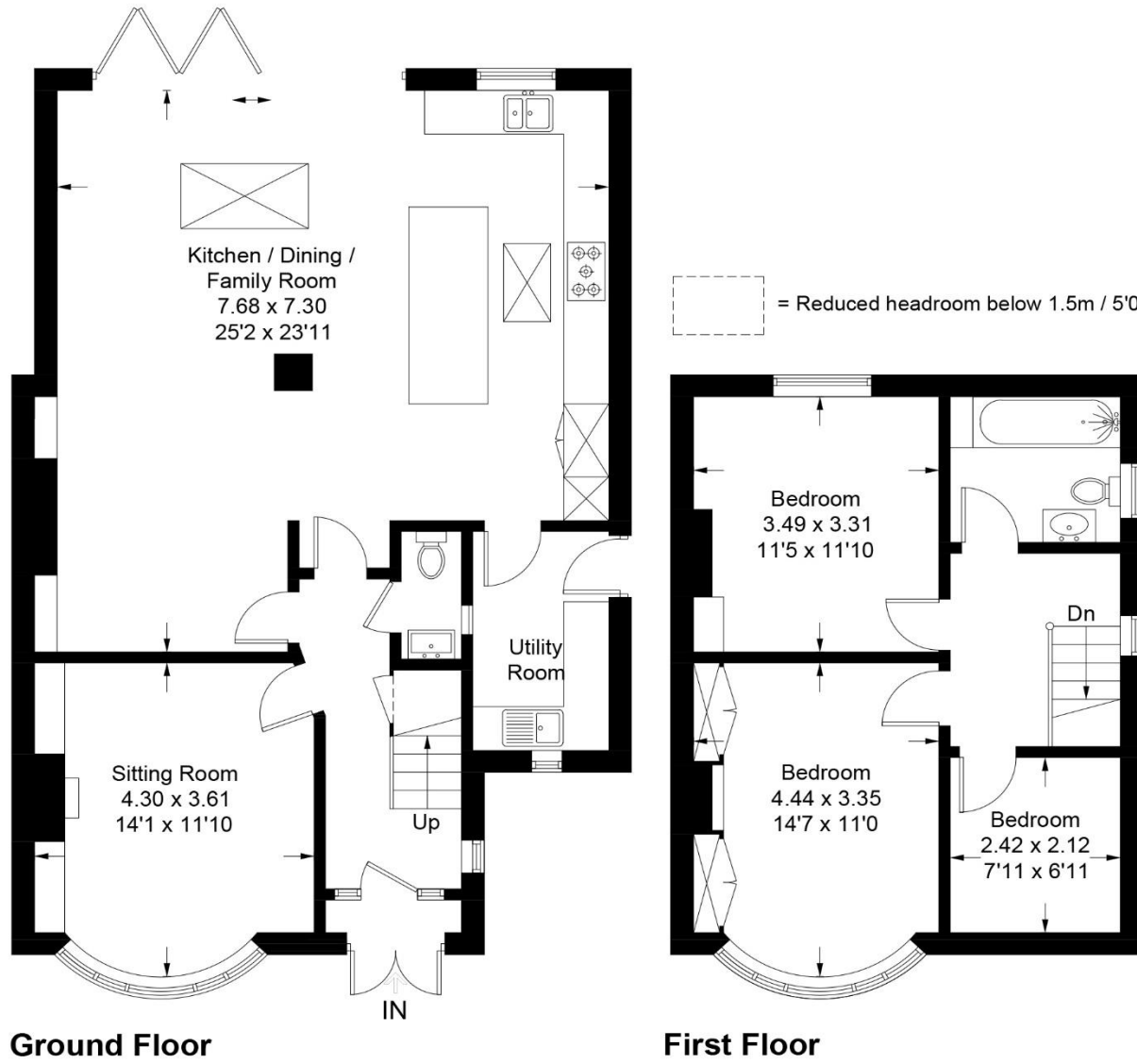


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1298989)



#### **GENERAL INFORMATION**

Mains water, electricity, gas and drainage are connected to the property.

The property had a new flat roof and skylight windows in 2024, both are covered by a 20 year guarantee.

The garden was professionally landscaped in 2025.

There is pedestrian access at the end of the road to leading to All Saints Church and the allotments.

#### **COUNCIL TAX**

Tax Band (D) - £2,246.52 p.a. 2025/2026.

#### **EPC RATING**

Present: D  
Potential: C

#### **PRICE**

£685,000

#### **VIEWINGS**

Strictly by prior appointment through Charles Lear & Co.  
on 01242 222722

#### **Charles Lear & Co.**

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