Christchurch Terrace Malvern Road, Cheltenham, GL50 2NS

Guide Price £675,000

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This beautifully presented period town house is positioned on the popular Malvern Road, in the sought after Christchurch district of Cheltenham offering generous and flexible accommodation arranged over three floors. Throughout the home, original character features blend seamlessly with high-quality contemporary finishes, creating a stylish yet practical home ideally suited to modern family living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Beautifully Presented Period Town House
- Four Bedrooms Including One With An Ensuite
- Contemporary Kitchen With Island & Walk-In Pantry
- Two Reception Rooms Plus Flexible Ground Floor Bedroom / Office
- Luxurious Family Bathroom
- Generous Rear Garden And Off Road Parking In A Prime Location

THE TRILOGY TOUR

This beautifully presented period town house is positioned on the popular Malvern Road, in the sought after Christchurch district of Cheltenham offering generous and flexible accommodation arranged over three floors. Throughout the home, original character features blend seamlessly with high-quality contemporary finishes, creating a stylish yet practical home ideally suited to modern family living.
Ground Floor Entrance Hall: On entering the property, you are welcomed by a well-presented entrance hall with Victorian style tiled flooring, high ceilings, cast iron radiator and a neatly finished staircase with a carpet runner and painted balustrade. From here, stairs lead to both the first floor and the lower ground floor, creating a clear and practical flow throughout the home.**Sitting Room:** The principal reception room is positioned at the front of the property and enjoys large bay sash windows with fitted plantation shutters that fill the space with natural light. Period detailing, including a feature fireplace, and a cast iron radiator combined with tasteful décor creates a comfortable and inviting room ideal for both everyday living and entertaining. **Family Room:** A stylish and versatile second reception room, ideal as a snug, playroom or additional sitting room. This space features a character fireplace with exposed brick detailing, bespoke shelving, a cast iron radiator, and a large sash window, offering excellent flexibility alongside the main sitting room. **Bedroom Three / Office:** Located off the family room, this bright and adaptable room works equally well as a third bedroom or dedicated home office. A sash window and period detailing such as the cast iron radiator add character, while its position on the ground floor makes it ideal for flexible everyday use. **Lower Ground Floor Kitchen:** The kitchen is a truly impressive feature of the home, finished to a high standard with elegant cabinetry, quartz work surfaces and striking marble tiling. Porcelain flooring with underfloor heating runs seamlessly throughout the kitchen, dining room, bedroom and cloakroom, enhancing both comfort and continuity. Integrated appliances include a Fisher & Paykel double oven and a Smeg gas hob, with further space thoughtfully allowed for freestanding appliances such as a dishwasher and an American-style fridge freezer. **Dining Area:** Open to the kitchen, the dining area comfortably accommodates a large table and benefits from attractive pendant lighting. Crittal-style doors open directly onto the garden, making this an ideal space for entertaining and family gatherings. An added benefit to the room is an under-stairs storage cupboard with plumbing for a washing machine. **Pantry:** A particularly appealing addition is the separate walk-in pantry, offering extensive open shelving, glazed cabinetry and excellent storage. With direct access through Crittal-style doors to a secure storage area, this is both a practical and well-considered space. **Bedroom Four:** Positioned on the lower ground floor, this well-presented double bedroom offers an excellent guest suite or private space for older children. The room is complemented by a stylish ensuite shower room and separate cloakroom, both finished with bold contemporary detailing. **First Floor Bedroom One:** The principal bedroom is a generous and elegant space, featuring a large sash windows with solid wood shutters that allow for plenty of natural light. A feature fireplace provides a charming focal point, and there are two cast iron radiators, while bespoke built-in wardrobes flanking the chimney breast offer excellent storage. Finished in soft, contemporary tones, this room offers a calm and comfortable retreat. **Bedroom Two:** Bedroom two is a bright and well-proportioned double bedroom, ideal for a guest room or child's bedroom. There is a useful fitted cupboard in the chimney recess, a feature fireplace, and a cast iron radiator which retain the period character of the home, while the neutral décor allows for flexible furnishing. **Family Bathroom:** The family bathroom has been finished to an exceptional standard, featuring a Bath Company cast-iron claw-foot roll-top bath alongside a walk-in rainfall shower with glazed enclosure. A bespoke Harvey George double vanity unit with twin under-counter basins is complemented by wall-mounted brass taps, pendant lighting and both dual-fuel brass towel radiator and cast-iron radiator. Marble mosaic and skirting tiles combine with Karndean flooring to complete this beautifully detailed yet highly practical space. **Garden:** The property enjoys a generous rear garden, predominantly laid to lawn and complemented by a patio area adjoining the property, along with a raised paved seating area at the far end. The space is ideal for outdoor dining, entertaining or family use, while established boundaries and fencing provide a high degree of privacy. This is a particularly appealing and rarely found feature for a home in such a central location. **Parking:** To the front of the property is space for one vehicle with the option of on street parking for further vehicles.

Tenure: Freehold
Council Tax Band: E

Location: Malvern Road is a highly regarded residential address, conveniently positioned within easy reach of Cheltenham town centre, Montpellier and Tivoli. The area offers a wide range of shops, cafés, restaurants and parks, along with excellent schooling options. Cheltenham Spa railway station and access to the M5 are also close at hand, making this an ideal location for both families and professionals.

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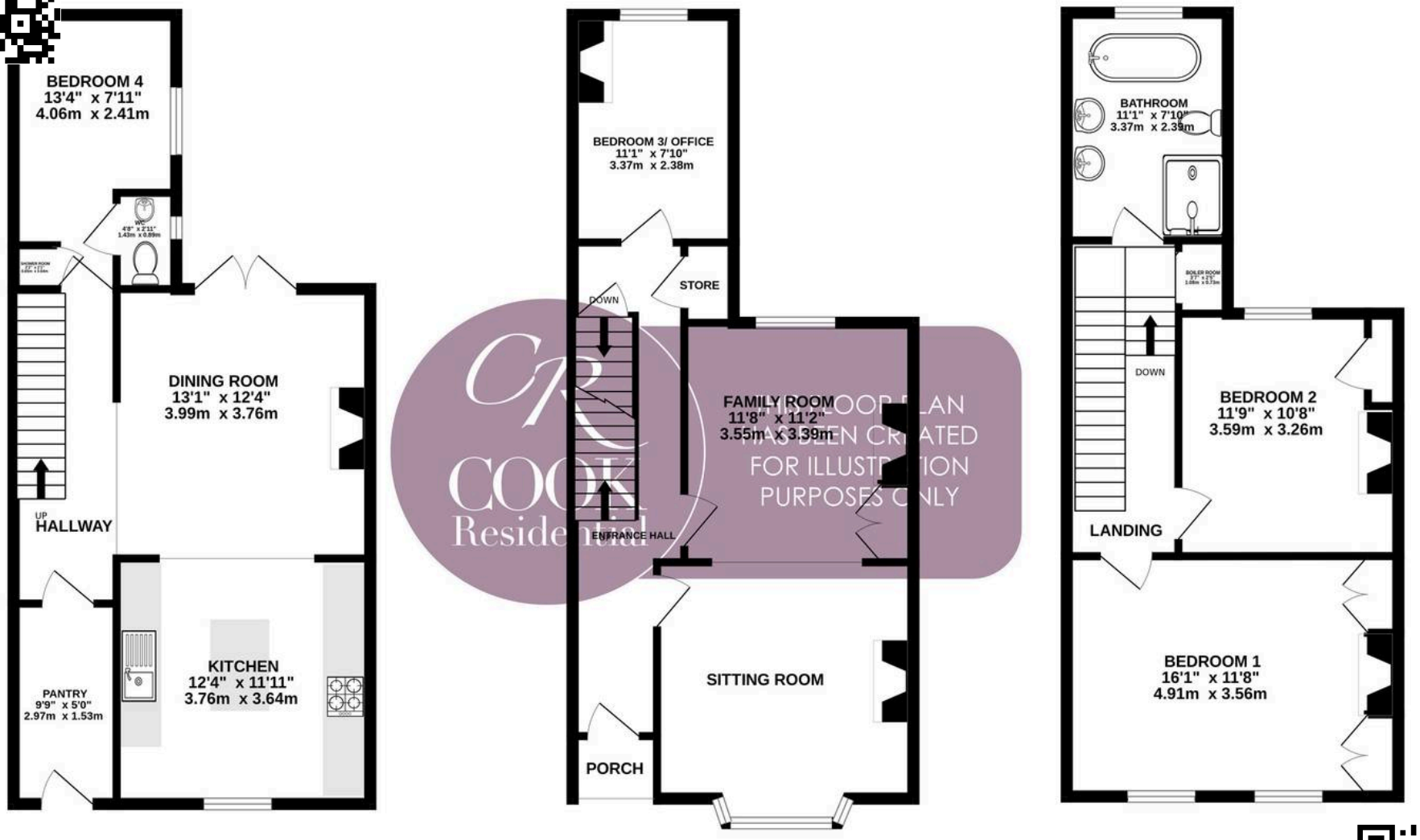
LOWER GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.

GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1500 sq.ft. (139.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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