



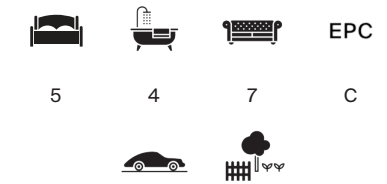
## 11 QUEENS ROAD

Cheltenham GL50



## 11 QUEENS ROAD CHELTENHAM

A stunning detached Villa on this sought after road close to Montpellier and the train station



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

Guide price: £2,200,000



## KITCHEN/DINING

A handsome and substantial detached family home, ideally located in one of Cheltenham's most sought-after areas, with easy access to the town centre, Montpellier, and the train station. Perfectly positioned for some of the area's top-performing schools, this impressive residence offers generous and versatile accommodation throughout. Set back from the road, the property is approached via a private driveway providing ample parking for multiple vehicles. A welcoming reception hall opens into the principal living spaces, all showcasing elegant period features and high ceilings. Adjacent is a superb kitchen/breakfast room, fitted with a range of wall and base units and topped with a large skylight, filling the space with natural light. This area also benefits from direct access to the garden, creating an ideal space for entertaining.



## LIVING

At the front of the house, the main sitting room enjoys a large bay window, period fireplace and an abundance of natural light. To the rear, a formal dining room with feature fireplace leads through to a spacious family room with direct access to the rear garden.



## BEDROOMS

On the first floor, you'll find three well-proportioned bedrooms, two bathrooms, one of which offers a stunning clawfoot bath, a separate W/C, and a highly practical laundry room with space for both washer and dryer. There is also a large family room with the versatility of adaption to the changing needs of a busy household. The top floor offers a fifth bedroom with en suite bathroom, a spacious open-plan games room with access to a private balcony terrace overlooking the garden, a separate study and extensive eaves storage.

## OUTSIDE

The rear garden is enclosed by walls on all sides, offering excellent privacy. It is mainly laid to lawn with mature trees and planting, and a hedge-lined rear boundary enhances the sense of seclusion. A garden shed gives plenty of storage to the side offering practical space for garden tools and equipment.





## QUEENS ROAD, GL50

Approx. gross internal area 4714 Sq Ft. / 437.9 Sq M.

Approx. gross internal area 4972 Sq Ft. / 461.9 Sq M. Inc. Restricted Height



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  
to tell you more.

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