



75 PAINSWICK ROAD

Cheltenham GL50 2EX



A DISTINGUISHED VICTORIAN RESIDENCE.

75 Painswick Road is an elegant and beautifully appointed semi-detached Victorian villa, offering in excess of 4,000 sq ft of versatile accommodation arranged over four floors.

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

Guide price: £2,750,000



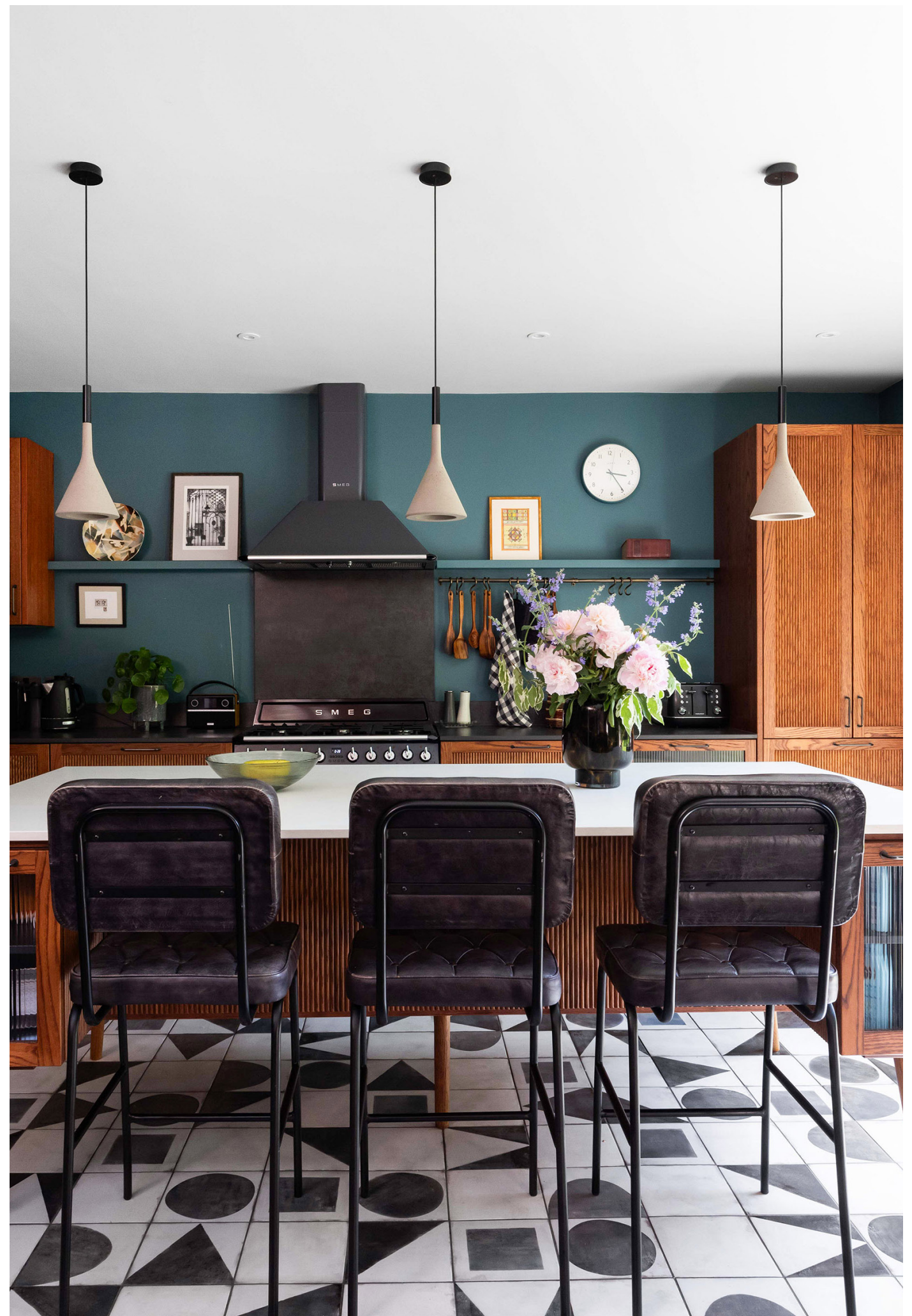
75 PAINSWICK ROAD

The property has been sensitively enhanced to combine period character with contemporary design, resulting in a stylish and highly practical family home.

Approached via a gravelled driveway with parking for several vehicles, the house immediately impresses with its handsome red-brick façade, gabled elevations and well-tended front garden. Internally, the quality of finish and attention to detail is evident throughout.

A welcoming reception hall, complete with decorative tiled flooring and a striking staircase, sets the tone for the accommodation beyond. The principal reception rooms are generous and beautifully proportioned, including a superb drawing room and an elegant sitting room, both benefitting from excellent natural light and retained period features.

At the heart of the home lies a stunning kitchen/dining room, thoughtfully designed for both everyday living and entertaining. This impressive space is complemented by a utility/boot room, ensuring practicality for modern family life. A gym completes the ground floor.







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Upstairs there is an outstanding range of bedroom accommodation, with multiple well-proportioned double bedrooms arranged over the first and second floors. The principal suite is particularly impressive, while further bedrooms offer flexibility for family living, guest accommodation or home working.

The lower ground floor provides valuable additional accommodation, currently used as a cinema room and wine store. The plant room is also housed on this floor.





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Located on one of Cheltenham's most desirable residential roads, 75 Painswick Road enjoys a prime position to the south of the town centre, within easy reach of the fashionable Suffolks and The Park. This highly regarded area is known for its attractive period architecture, tree-lined streets and excellent range of independent boutiques, cafés and restaurants. Montpellier and Bath Road are both nearby, offering a vibrant blend of stylish shops, eateries and everyday amenities.

Cheltenham itself is celebrated for its Regency architecture, beautifully maintained parks and gardens, and exceptional educational provision. Renowned schools in the area include Cheltenham Ladies' College, Cheltenham College and Dean Close, all of which contribute to the town's enduring appeal for families.





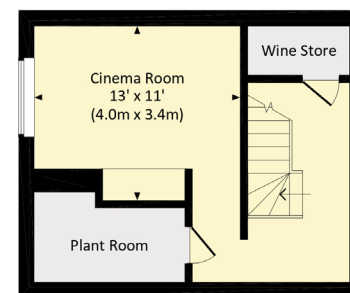
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Outside, the property is complemented by attractive gardens, offering a private and peaceful, westerly facing setting with a pleasant combination of lawn and mature planting. The outside space provides an ideal environment for both relaxation and entertaining.

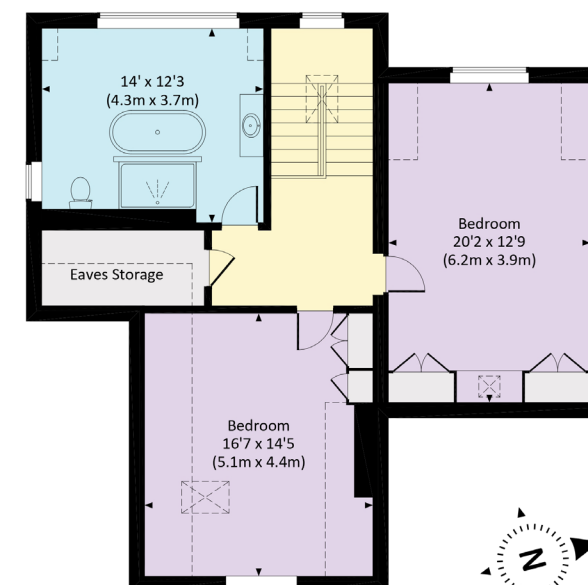
75 Painswick Road represents a rare opportunity to acquire a substantial and beautifully presented period home in a highly regarded location. The property combines architectural elegance with modern convenience, offering exceptional living and entertaining space ideally suited to family life.



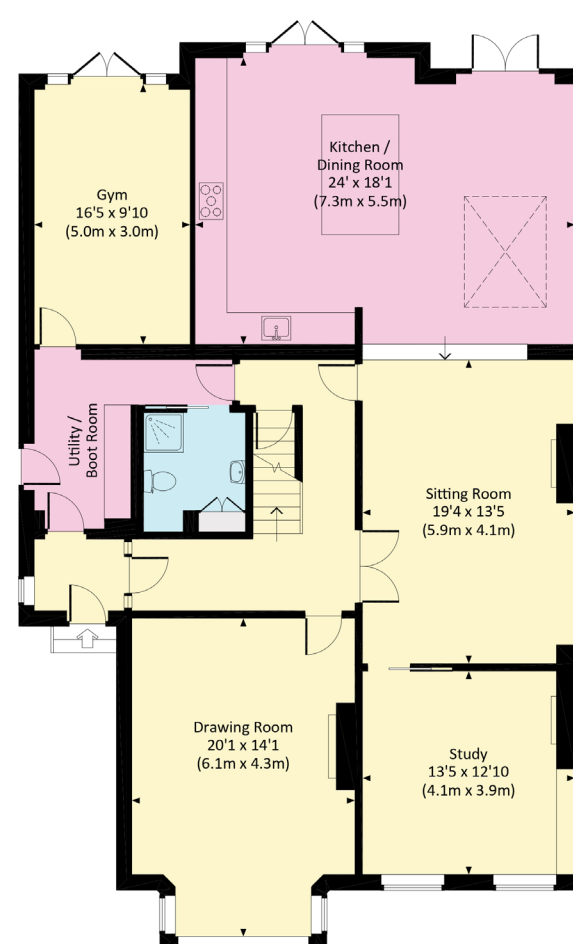
Approx. gross internal area 4026 Sq Ft. / 374.0 Sq M.
Approx. gross internal area 4163 Sq Ft. / 386.8 Sq M. Inc.
Restricted Height



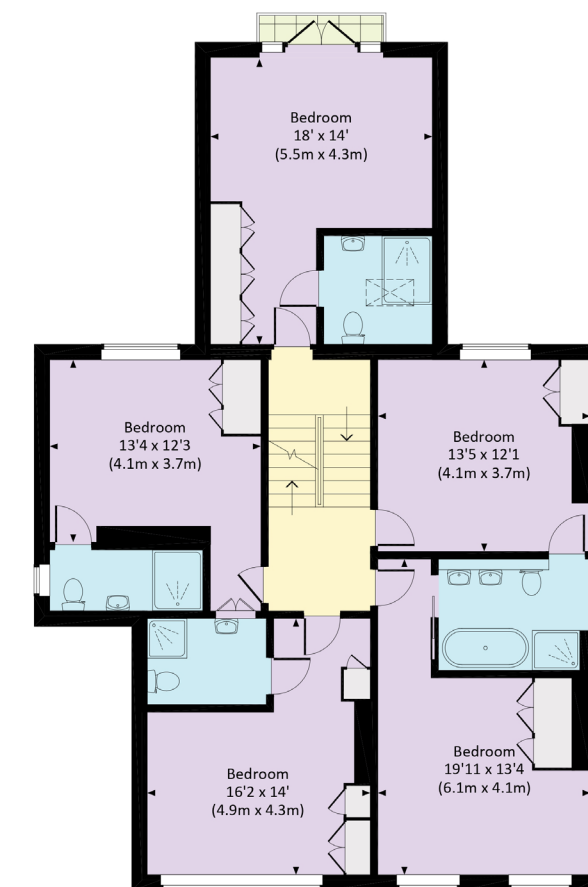
LOWER GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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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