





**A CONTEMPORARY 1930S FAMILY HOME OFFERING MODERN LUXURY AND VERSATILE LIVING**





There is a certain charm that comes with a home built in a bygone era and this elegant 1934 detached residence carries that grace effortlessly. Yet what makes it truly exceptional is not only its heritage, but the thoughtful vision of its current owners who purchased the property and restored it back into a remarkable family home, enhancing it with modern convenience, high-specification finishes and an unmistakable sense of luxury.

The story begins the moment the front door opens. Natural light travels from the rear of the house and draws you forward, guiding you along the hallway into the heart of the home: the impressive open-plan kitchen, dining and family room. This is where life naturally unfolds, gatherings, laughter, late night conversations and everyday moments in equal measure.

The kitchen is beautifully designed with texture, warmth and craftsmanship. Luxury cabinetry, integrated appliances, touch control lighting and under-cabinet illumination complement the contemporary layout. A Rangemaster cooker anchors one area of the kitchen, while the double fridge with wine cooler and filtered water, integrated dishwasher and microwave oven are positioned to ensure everything feels close to hand and effortless to use. Thoughtful finishing touches, such as the Quooker hot tap and Insinkerator waste system, elevate the experience. Double sets of sliding glazed doors, complete with solar-filter integrated blinds, frame the garden and provide a seamless transition between indoors and out.







Throughout the main areas of the ground floor, large ceramic tiles connects each space, enhanced by column radiators, Velux windows, an integrated Sonos system and touch lighting all curated for comfort, convenience and experience.

Practicality is woven into the design. A separate utility room, complete with fitted cupboards and space for laundry appliances, also offers direct access to the driveway ideal for busy family living. A modern ground floor shower room features digital controls and underfloor heating, positioned thoughtfully for guests and daily use. A study sits quietly tucked away, offering a private work space.

A wonderfully versatile annex sits connected to the house, currently a games room with doors opening to the garden and a tucked away bedroom with ensuite. This adaptable space lends itself effortlessly to extended family living, guest accommodation, a gym or studio workspace.

Returning to the hallway, a bespoke bar has been beautifully crafted beneath the staircase, characterful and unexpected, yet perfectly suited to the tone of the home.

Two further reception rooms complete the ground floor. The dining room, framed by sash windows and plantation shutters, offers an elegant space for formal evenings and celebrations. Across the hall, the sitting room presents softer, neutral tones and the gentle warmth of a working fireplace inviting relaxation and calm.

The oak and glass staircase leads gracefully to the first floor, where four bedrooms continue the theme of thoughtful design and comfort. Each room is beautifully finished with a soft, cohesive palette, creating a calming rhythm throughout.

The principal bedroom includes bespoke fitted wardrobes and double doors that open to the prospect of a future balcony overlooking the garden, ready and waiting for the next owner's inspiration. A luxurious family bathroom completes the upper floor, offering a separate walk-in shower, underfloor heating and a striking claw-foot bath.











Outside, the setting is equally impressive. The home is approached by a generous gravel driveway with parking for multiple vehicles. To the rear, the double sets of sliding doors from both the main living area and the annex cultivate an effortless inside-out feel during warmer months.

The patio area has been thoughtfully created for outdoor dining and entertaining, complete with built-in barbecue and ambient LED lighting. Beyond, a large lawn stretches toward the boundary, with space for play, planting or simply enjoying peaceful moments outdoors. A garden shed sits tucked to the rear for convenience.

This home is much more than bricks, mortar and specification; it is a lifestyle, a statement and a place made for living beautifully.

Set within the desirable village of Churchdown, the location of this property offers both community and convenience in equal measure. The area is well regarded for its blend of village charm, excellent schooling and access to green open spaces including nearby walking routes on Churchdown Hill. For those who travel, the position is exceptionally practical: Gloucester and Cheltenham are both within easy reach, while the M5 motorway network, A40 and A417 provide straightforward access further afield. Commuters benefit from proximity to major transport links, including Cheltenham Spa and Gloucester rail stations, offering direct services to Bristol, Birmingham and London. Local amenities, independent shops, cafés, restaurants and essential services are all close by, making everyday living relaxed and effortless.





**EPC: D**

**Council:** Tewkesbury Borough Council

**Council Tax:** E

**Title Number:** GR84364

**Tenure:** Freehold

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## 46 Parton Road

Approximate Gross Internal Area = 210.3 sq m / 2264 sq ft



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