



18 KEYNESHAM ROAD

CHELTENHAM GL53 7PX



## STUNNING HOME, BEAUTIFULLY EXTENDED & RENOVATED

An exceptional Edwardian home, extended to 2,600+ sq ft, combining period charm with a striking rear extension and landscaped garden.

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Local Authority: Cheltenham Borough Council

Council Tax band: G

Tenure: Freehold

Guide price: £1,200,000



## KEYNSHAM ROAD

The accommodation is both flexible and well-proportioned, arranged over three floors. A welcoming entrance lobby and hallway provide access to a delightful front sitting room and a separate reception room situated at the heart of the house.

To the rear, the stylish kitchen/family room forms part of the impressive extension. This light-filled space benefits from large sliding glazed doors opening onto the garden, along with rooflights that flood the room with natural light. The kitchen is superbly appointed, centred around a generous island unit offering ample storage and workspace, and leading through to a practical utility area. There is plenty of room for both dining and relaxed seating, with views across the rear garden—making it an ideal space for modern family living and entertaining. The ground floor also includes a cloakroom and useful understairs storage.





## SITTING ROOM

The sitting room is particularly impressive, featuring a fireplace, high ceilings, and an attractive bay window that fills the space with natural light.





## BEDROOMS AND BATHROOMS

On the first floor, there are three well-proportioned bedrooms. The principal bedroom, positioned at the front of the house, enjoys a bay window, high ceilings, an en suite shower room, and ample space for freestanding furniture. The two additional bedrooms are served by a family bathroom.

The second floor provides three further bedrooms, one of which could equally serve as an excellent home office or study. There is also access to a substantial loft area extending to approximately 27 ft, offering excellent additional storage and easy accessibility.





## OUTSIDE AND LOCATION

Externally, the property is equally impressive. The front garden is well maintained, with a tiled pathway leading to the entrance and convenient side access. To the rear, the garden has been thoughtfully landscaped to a high standard, featuring a generous patio area directly off the kitchen/family room—perfect for outdoor entertaining. There is also a parking area and an electric garage door to the rear, providing space for up to three vehicles.

Set on a sought-after tree-lined road near Sandford Park, with easy access to the town centre, A40 and A417. Cheltenham's shops, restaurants, festivals and renowned schools are all within walking distance, making this an exceptional period home in a prime location.





Approx. gross internal area 2654 Sq Ft. / 246.6 Sq M.  
 Approx. gross internal area 2684 Sq Ft. / 249.3 Sq M. Inc. Restricted Height  
 Approx. gross internal area 3214 Sq Ft. / 298.6 Sq M. Inc. Loft



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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