



Winstonian Road, Cheltenham, GL52
£425,000

**ADAM
HALLIWELL**
property

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Property Type: End of Terrace House

Bedrooms: 3

Bathrooms: 2

Receptions: 2

What a home! This flexible property is located on the end of a street full of character, less than 15 minute walk/half a mile to the High Street. With up to four bedrooms, the property's accommodation is split over four floors with both basement and loft conversions on offer. The basement room has an en-suite shower room, two doubles and an upstairs bathroom on the first floor and a loft conversion bedroom also. A lovely "tardis like" property in a great spot, mixing contemporary styling and charm. Westerly facing courtyard garden. Click in or call for more information.

- Up to four bedrooms
- Basement room with en-suite shower room
- Beautiful character home
- Residents permit parking available from the council (subject to Ts and Cs)
- Westerly facing rear courtyard garden (with occasional rear access)
- Smart kitchen
- Wooden type floors
- 15 minute walk to town

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We are delighted to present to the market this beautiful and flexible period home. A property that is historic as much as it is homely, at the end of this sought after road in the All Saints district of Cheltenham. Built in the 1890s by local builder Charles Winstone. Winstonian Road is the only road of its name in the UK. The street scene and design of these wonderful red brick homes is unique to this spot, surrounded mainly by rendered, regency style homes. The brick archways over the doors give the home their traditional style.

This property is located on the end of the terrace and has been extensively improved, modernised and expanded to make maximum use of its space and to provide a flexible home, perfect for living in 2023, with accommodation over four floors. The hallway is central to this home with independent access to the kitchen, now single doorway access to the lounge diner and stairs down to the basement. The entrance space is inviting and cosy with the feature being the stairs with a single carpet runner to expose the warm wood staircase. The flooring in this area runs through into the lounge/diner also and is a contemporary style wood effect. The lounge/diner has a fireplace as a centre piece and is clean and bright with light from both ends of the room. The morning sun comes in the front and the evening sun the rear due to its easterly-westerly direction. To the rear is the kitchen. This room is also bright with two windows and a stylish white with light marble type tops and a tiled floor. Down to the basement which, whilst under ground level, gains its light from the large window under the street grill. This room is well lit with spotlights and has a shower room/en-suite so could be a guest bedroom but is set out and well enjoyed as a TV room and snug. It also could be an office.

The rear garden is accessed from the kitchen and whilst typical town in size (23' max x 15') the owners have made the most of it with patio and decking. With its westerly aspect and no properties directly behind overshadowing, it's a lovely evening sun trap.

The first floor is accessed via the wonderful split level landing, my favourite feature of this home. The bathroom is to the rear and has a shower over the bath, white suite and a tiled floor. The back bedroom is a double room it's carpeted and overlooks the rear. The front, main bedroom is a cosy space with useful storage built in including a false wall over the fireplace and chimney to maximise the storage and keep your things hidden away. The two sash style double glazed windows in here flood light in to the room in the morning and the exposed wooden floors add yet more warm character to this property.

Finally stairs lead up to the top floor bedroom. This is a cool living space, would make a great child or teenager room with its sloping ceilings. This room is away from it all and has many uses. This room completes what can be used as a four bedroom home should the need arise.





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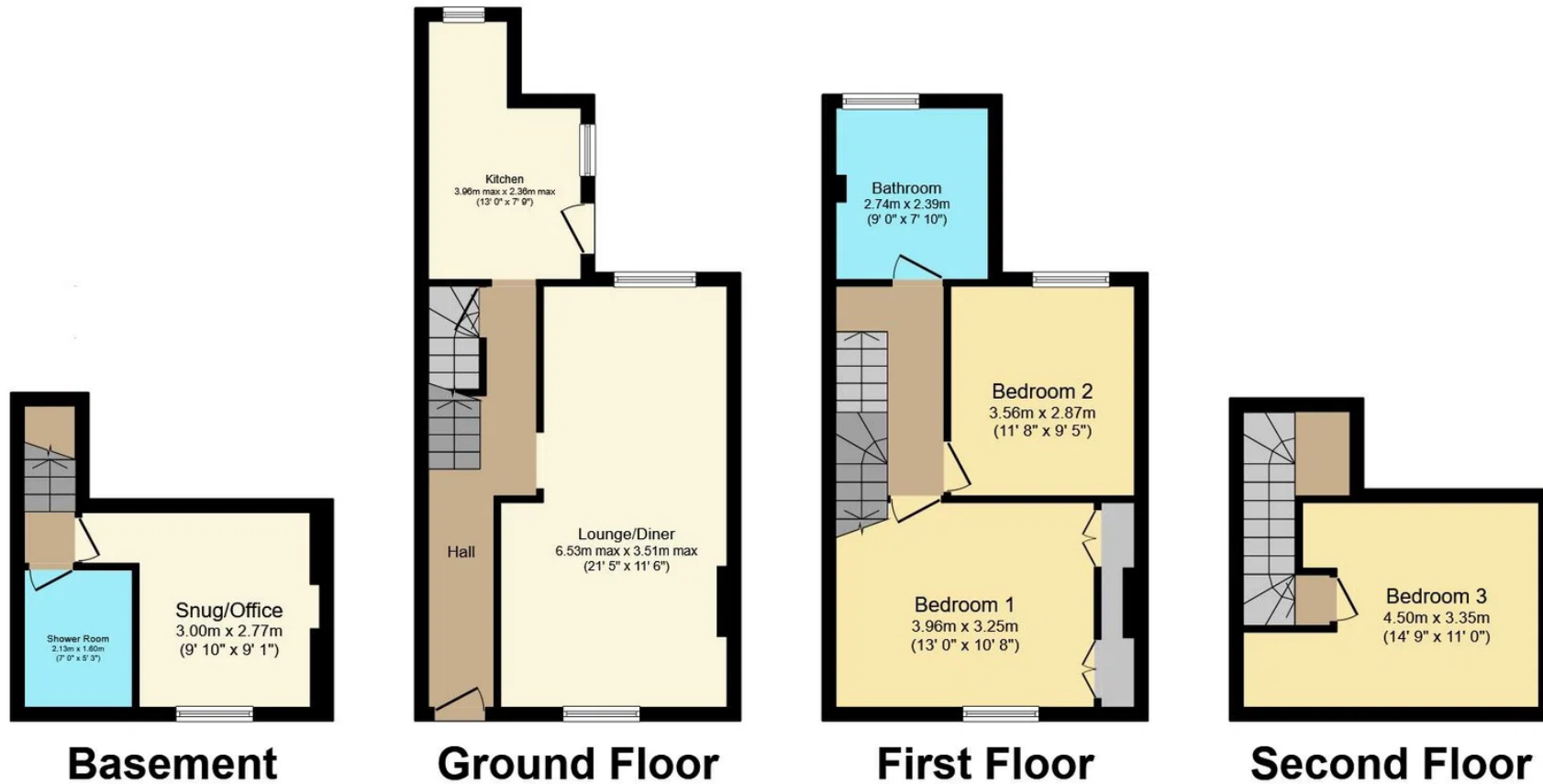
This is one of my favourite properties on the books right now as it mixes character, charm, contemporary style and flexible living space. All this less than a 15 minute/half a mile walk to the High Street, though Fairview also has a couple of local shops for provisions much closer than that. Call now for more information.





| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





Total floor area 107.0 sq.m. (1,152 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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