

KE[™]
KINGSLEY
EVANS

KE[™]
KINGSLEY
EVANS
FOR SALE
01242 211221

190 PRESTBURY ROAD

Cheltenham, GL52 3ER

190 PRESTBURY ROAD

CHELTENHAM, GL52 3ER

A beautifully refurbished end terrace house which has been meticulously refurbished providing excellent and stylish accommodation on a popular road

- Reception vestibule
- Family bathroom
- Sitting room
- A beautiful town garden
- Kitchen/Breakfast/Family Room
- Lovely central location
- Two Bedrooms

DESCRIPTION

190 Prestbury Road is a beautifully refurbished home forming part of an attractive street on this lovely and sought-after road.

The house is presented in immaculate order having recently undergone a complete renovation and extension programme. Contemporary in design, the classic period features are complimented by modern additions that blend perfectly with the original character. The current owners have implemented the renovation with great detail and style taking the original structure of the cottage and cleverly extending and remodelling to give it a contemporary edge offering the best of space, style and specification. It is notably light and bright enhanced by high ceilings and ample glass throughout.

Entrance is via a reception porch giving access to the principal reception space including a beautiful and spacious sitting room with a squared opening to the stunning kitchen/dining/family room with a vaulted ceiling lantern and bi fold doors to the pretty outside garden. This area is the real hub of the house, a sociable and collaborative living arrangement with well-appointed modern units and integrated appliances under a Quartz worktop, a breakfast bar divides the room to space for sofas and a dining table. Off here is a useful cloakroom/utility.



The two double bedrooms are set on the first floor. The master bedroom is wonderfully light and particularly spacious, with built-in wardrobes and views to the front. There is a further double bedroom both of which are served by a modern family bathroom.

In all, a very special property with a wonderful feel throughout enhanced by a contemporary finish and light open spaces.

OUTSIDE

Set slightly back from the road and forming part of an attractive street scene of terraced homes, this charming property enjoys a pretty town garden. There is a patio terrace accessed from the principal reception rooms leading to an area of lawn.

SITUATION

Much of the attraction of Prestbury Road is due to its location, a much sought-after address to the edge of fashionable Pittville. This fine area is set to the North of Cheltenham, a location widely known for its iconic park and boating lake. The road itself has a lovely feel, wide and in parts tree-lined with a range of architectural styles but in particular the terraces of period homes that Cheltenham is so well regarded for. Within a short stroll is a collection of smart shops including a coffee shop, hairdressers, beauty salon and well-stocked convenience stores. Also, within striking distance is the new John Lewis department store and Cheltenham's fashionable shopping districts Montpellier and Promenade. A cultural town, Cheltenham plays host to several highly acclaimed festivals including Jazz, Food, Literature and The Gold Cup, held within the prestigious racecourse, only a short walk. The town is also known for its excellent schools to include, The Cheltenham Ladies' College, Cheltenham College, Berkhamstead and Dean Close all within walking distance, making this area perennially popular for families. Communication links are excellent from this area, with easy access to the M5 Motorway and main line train station with lines to major cities.

LOCAL AUTHORITY

Cheltenham Borough Council. Tel:01242 262626

VIEWING

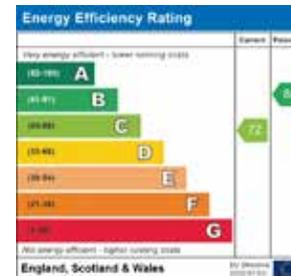
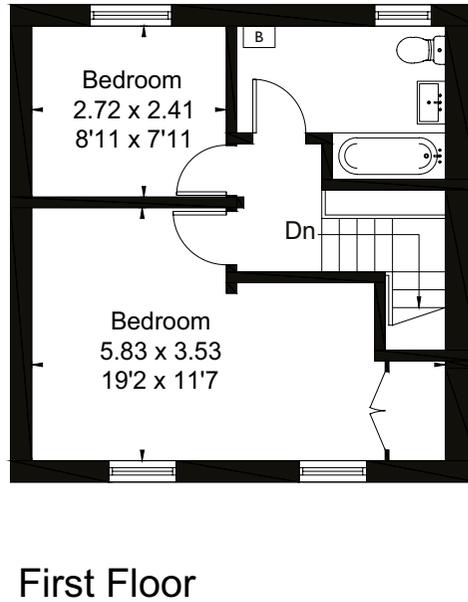
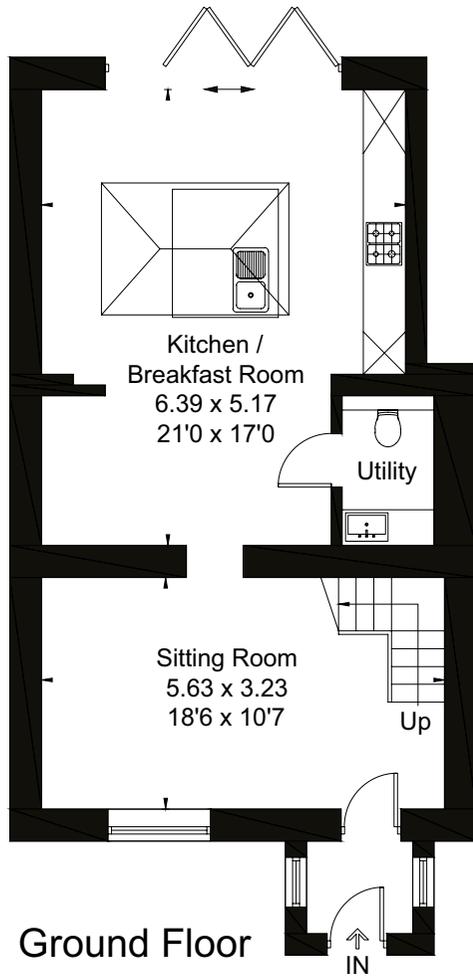
Viewing by appointment only



FLOORPLANS



Approximate Area = 93.5 sq m / 1006 sq ft



Kingsley Evans
115 Promenade
Cheltenham
Gloucestershire
GL50 1NW

t: +44 (0) 1242 222292
e: info@kingsleyevans.co.uk
w: www.kingsleyevans.co.uk

IMPORTANT NOTICE: Kingsley Evans, their clients and any joint agents give notice that 1. They are not authorised to make or give any representations or warranties in relations to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kingsley Evans have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.