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EVANS



SOUTH LAWN

6 Moorend Park Road, Cheltenham, GL50 2YQ

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6 MOOREND PARK ROAD, CHELTENHAM, GL53 0JX

A splendid and beautifully finished Grade II listed villa located along a highly regarded road and standing on a generous plot with carriage driveway and impressive gardens.

Ground Floor

Kitchen/Breakfast Room • Cinema Room
• Cloakroom • Utility Room

Raised Ground Floor

Drawing Room • Dining Room • Study
• Cloakroom • Access to the Gym

First Floor

Master Suite with En Suite Bathroom • Shower Room • Family Bathroom • Two Double Bedrooms

Second Floor

Two Double Bedrooms

Outside

Gardens • Garaging with a Studio Room above
• Terrace



DESCRIPTION

An exceptional semi-detached villa of impressive proportions, style and character. The house has been a greatly treasured family home which has been sympathetically refurbished over the last few years and is offered for sale in the most immaculate order throughout the four floors of beautifully proportioned living and bedroom space. It is rare in the town to find a property of this architectural merit that also has a large private plot, parking and garaging and which still retains the fine period features of its era.

Stone steps rise to the pillared entrance with panelled door that opens to the reception vestibule and reception hall on the raised ground floor, with a fine staircase rising to the first floor. The house has a lovely symmetry enhanced by tall sash hung windows, with working shutters, to all elevations, high ceilings and a wonderful light and bright atmosphere. Off the reception hall and to either side, is the formal drawing room and the dining room. Both rooms enjoy elegant period fireplaces, ceiling mouldings and a peaceful aspect to the front over the gardens. The double reception space offers flexibility to use as required. There is a study to the rear of the property with the hallway linking the house to the home gym, which is set above the garage.

The kitchen/breakfast room is positioned on the ground floor, a beautiful and contemporary room with the original tiled flooring. Fitted with an extensive range of storage units, central island unit and inset induction hob. Adjacent is a cinema room. There is a useful utility room in addition to the cloakroom. This entire floor is particularly light and offers access to outside and to the garage.

The first-floor landing is a generous space with the bedrooms elegantly spaced out. To the front of the house, overlooking the attractive street scene, is the generous master bedroom with double doors opening to a beautifully appointed en-suite bathroom with twin sinks and a shower. The two further double bedrooms are fitted with wardrobes and both served by a family bathroom in addition to a separate shower/wet room.

On the second floor are two further bedrooms.





OUTSIDE

The generous garden at South Lawn is beautiful and provides a lovely balance to the substantial accommodation of the house. Particularly private, the gardens are arranged in two sections of formal lawn, long established and well-stocked with mature trees and shrubs yet landscaped for easy maintenance. There is a patio area to the side of the property, which is an ideal spot to enjoy the view and for outside dining. Typifying the classic four-square property, South Lawn sits centrally and beautifully within its plot. Well shielded from the road, it is discreetly positioned with a carriage driveway providing a grand entrance to the house and gardens.

In all, a wonderful home of classic architecture, beautiful inside space and gardens that feel like a tranquil green oasis in the centre of town.

SITUATION

Moorend Park Road is one of Cheltenham's most fashionable and roads, linking Leckhampton to The Park. Two of Cheltenham's finest locations, the area is made up of character homes, with an attractive 'village' atmosphere and within strolling distance of the cosmopolitan lifestyle on offer in Cheltenham's centre. The famous shopping districts of Montpellier, Tivoli and The Promenade, with their lively café and restaurant culture, are within close walking distance, and the town centre, home to many internationally renowned festivals including Jazz, Music and Literature, is a 15 minute walk. The appeal of this location is its easy accessibility to Cheltenham's world-renowned schools with The Cheltenham Ladies' College, Cheltenham College, Dean Close and Richard Pate Preparatory all within a mile. Communication links are also excellent to the M5, A40 and A435 and Cheltenham Spa train station is a short walk.

SERVICES

All mains services are connected



Approximate Area = 474.8 sq m / 5111 sq ft
 (Including Garage / Excluding Void)
 Including Limited Use Area (24.5 sq m / 264 sq ft)

