

**KE**<sup>™</sup>  
KINGSLEY  
EVANS

## BERKELEY LAWN

Berkeley Street, Cheltenham, GL52 2SX



# BERKELEY LAWN

BERKELEY STREET, CHELTENHAM, GL52 2SX

*A unique and charming town house with outside space in the heart of cultural Cheltenham*

- Sitting Room
- Dining Room
- Kitchen
- Master Bedroom with En Suite
- Three Further Bedrooms
- Bathroom
- Study
- Courtyard Terrace
- Parking
- Garage

## DESCRIPTION

Berkeley Lawn is a unique Grade II listed townhouse forming part of an attractive street for which Cheltenham is so well-regarded. Steeped in local history the property is characterised by its decorative canopied balcony, and attractive jugged façade. Its distinctive style makes for the most interesting and elegant of layouts and has been the subject of continual enhancements and improvements. Whilst characteristically a period home, it has a modern finish to offer the comforts of a contemporary design in a period structure and one that offers flexibility for a prospective new owner to use as they wish.

Entrance is via a reception hall giving access to a bedroom and bathroom on the ground floor. The principal reception space has been strategically remodeled on the first floor, consistent with the traditional layout of a townhouse with a sitting room to the front interlinking with the dining room and further to the kitchen. Set across the rear of the house, the kitchen is well appointed with a range of units and integrated appliances. Also on this floor is a cloakroom.

The second-floor bedrooms are arranged around a central landing, the three bedrooms share a family bathroom.



In all, a lovely townhouse of great architectural merit, renovated to a lovely standard and ideal for town living or lock up and leave.

#### OUTSIDE

The balcony, framing the sitting room, is a lovely space to sit and soak up the street scene and town life. There is a patio terrace to the front which provides outside space, perfect for al fresco dining. Unusually for town, there is off road parking for a car in addition to a garage at the rear of the house.

#### SITUATION

Berkeley Lawn occupies a lovely position, in a slightly sheltered setting in this sought-after town location. This historic road is especially attractive and is within a very short walk of the high street with its lively café culture and the new John Lewis department store. A cultural centre, Cheltenham plays host to several highly acclaimed festivals including Music, Food and Literature. The town is also known for its excellent schools to include The Cheltenham Ladies' College, Cheltenham College, Berkhamstead and Dean Close, all within a comfortable walk. Communication links are excellent from this area, with easy access to the M5 motorway and main line train station with links to major cities.

#### LOCAL AUTHORITY

Cheltenham Borough Council (01242) 262626

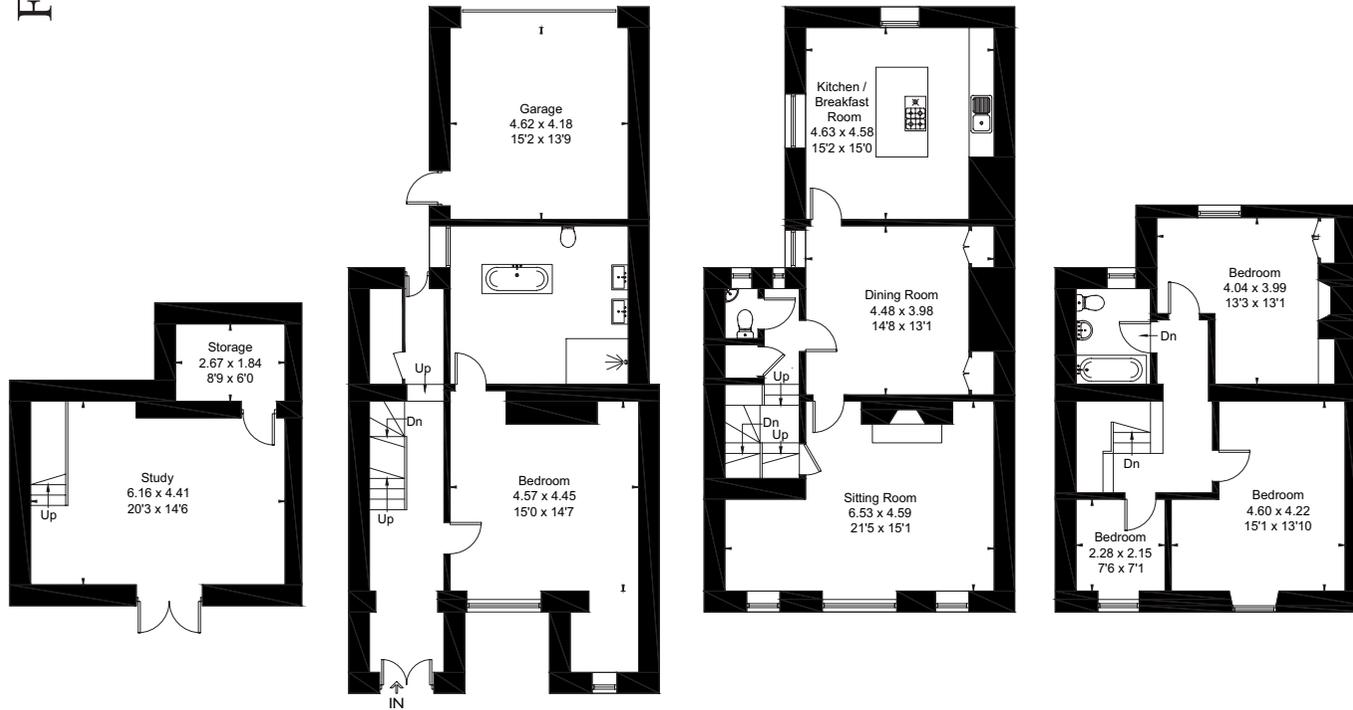
#### SERVICES

All mains' services are connected including Virgin Media 350 Mbps fibre broadband.



# FLOORPLANS

Approximate Area = 191.5 sq m / 2061 sq ft  
 Basement = 32.4 sq m / 349 sq ft  
 Garage = 19.3 sq m / 208 sq ft  
 Total = 247.5 sq m / 2664 sq ft  
 Including Limited Use Area (0.7 sq m / 7 sq ft)



Basement

Ground Floor

First Floor

Second Floor



**Kingsley Evans**  
 115 Promenade  
 Cheltenham  
 Gloucestershire  
 GL50 1NW

t: +44 (0) 1242 222292  
 e: [info@kingsleyevans.co.uk](mailto:info@kingsleyevans.co.uk)  
 w: [www.kingsleyevans.co.uk](http://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.