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EVANS

10 LANSDOWN WALK

Cheltenham, GL50 2LJ

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An immaculate and well-presented townhouse, in one of Cheltenham's finest neighbourhoods a short stroll from Montpellier.

- Sitting Room/ Dining Room/ Kitchen
- Office/Bedroom 5
- Utility Area
- Master Bedroom with En Suite
- Three Further Bedrooms (two with En Suites)
- Family Bathroom
- Two Terraces
- Courtyard Garden/ Dedicated Parking

DESCRIPTION

Built 4 years ago by reputable and local developers SPM homes, this development of just five new builds were inspired by the surrounding mews style architecture that Lansdown is so well noted for. Deploying the fundamental principles of exceptional architecture with the use of contemporary building methods, the latest materials and technology, this is a bespoke home and a modern approach to this fine Cheltenham setting.

Number 10 is a deceptively spacious townhouse; the original design was to create a home that was low maintenance but one that did not compromise on luxury and contemporary details. The accommodation is both generous and practical with excellent attention to detail which has allowed for an exemplary finish, as one would expect of a home of this quality.

Arranged over three floors, to mimic a classic townhouse, each room has been designed to overlook a central courtyard with two of the bedrooms having access to large terraces in which to enjoy outside areas. A sedum roof, on the first floor, enhances the ecofriendly approach adopted by SPM.

The entrance is concealed behind electric roller gates opening to the courtyard and into the reception rooms. The kitchen/ family/dining room has been designed in an open plan style, to be functional yet extremely sociable, ideal for entertaining as much as it is for family life. The kitchen itself is a quality



range of Roundhouse bespoke units, Corian worksurfaces, Miele appliances, a solid walnut breakfast bar and a Quooker boiling water tap. On this floor is a WC and utility room with steps rising to the bedrooms on the first floor.

The bedrooms are all generous in size and can be configured as a prospective owner wishes. Currently arranged as three double guest bedrooms on the first floor, two with en suites, rising to the wonderful master suite on the second floor complete with a walk-in wardrobe, en suite and doors opening to the terrace. Bedroom five is adjacent and could be used as a study if so wished, making this floor more of a complete suite. Each bedroom has been fitted with integrated lighting and built-in wardrobes. In addition, there is a family bathroom which is of a high specification with sanitary ware from Catalano and Bette.

Technology and future proofing are at the heart of Number 10 with independently zoned underfloor heating, integrated sound systems and Dekton tiled flooring to the ground floor.

In all, the most impeccable townhouse, low maintenance and designed to the highest standard throughout. Ideal for town living or as a lock up and leave close to our famous boarding schools, all of which are within a short walk.

OUTSIDE

Number 10 is discreetly set behind walling, which leaves little visibility from the road.

The quality internally is extended to the outside area with a courtyard garden, parking, two terraces and a Sedum roof.

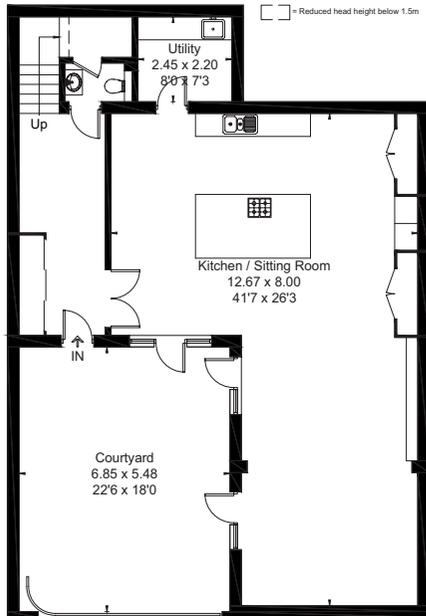
SITUATION

Lansdown is, without doubt, one of Cheltenham's finest residential addresses, and Lansdown Walk is a beautiful backwater discreetly tucked away. The road itself links Lansdown Road to the pretty parades that predominantly make up the area, as such it is an address notable for its architecture and grand properties. Within a short stroll is Montpellier, one of Cheltenham's most fashionable and popular locations a stone's throw from the famous shopping district and within the heart of the lovely café and festival culture for which Cheltenham is so well regarded. Schools within the locality are exceptional and include world renowned boarding schools, The Cheltenham Ladies' College, Dean Close and Cheltenham College. Whilst distinctively town living, this area is a quiet pocket and is well known for its close proximity to some beautiful parks and garden squares. Communication links are highly accessible to the M5, A40 and A435 and Cheltenham Spa train station is within walking distance.

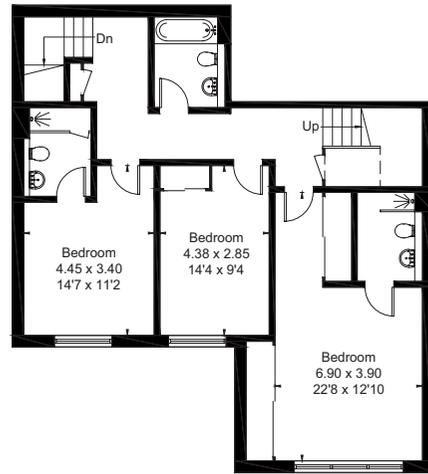


FLOORPLANS

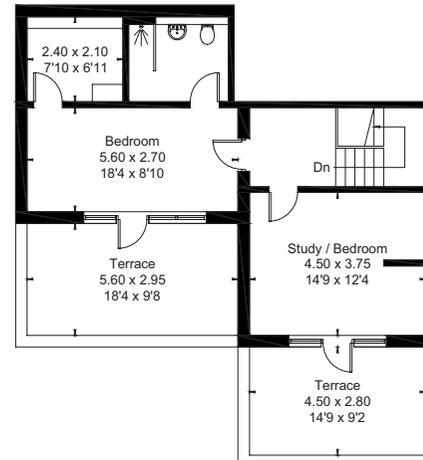
Approximate Area = 250.8 sq m / 2700 sq ft (Excluding Courtyard)
Including Limited Use Area (1.7 sq m / 18 sq ft)



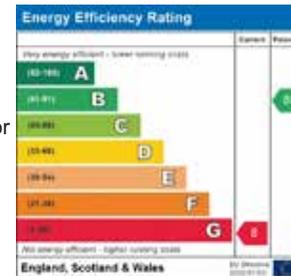
Ground Floor



First Floor



Second Floor



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