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200 OLD BATH ROAD

Cheltenham, GL53 9EQ

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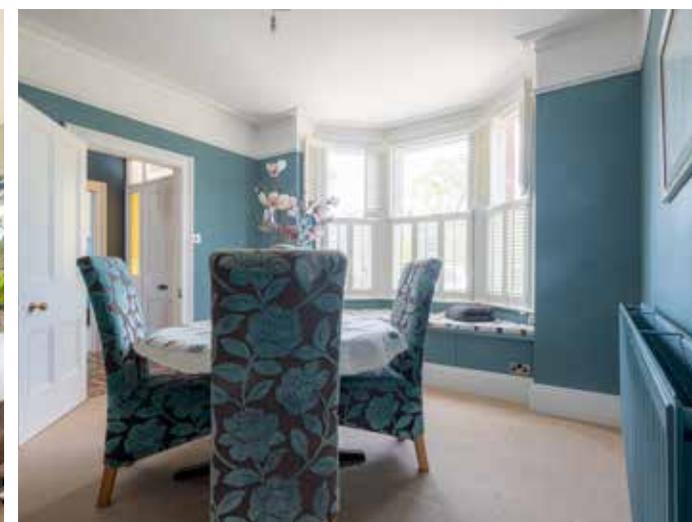
CHELTENHAM, GL53 9EQ

*An exceptional, detached family home on this sought after road with the most beautiful gardens, and a detached studio within the grounds.*

- Kitchen/Dining Room
- Snug
- Family Room
- Living Room
- Sitting Room
- Study
- Utility
- Master Suite with En Suite
- Bedroom with En Suite
- Three Further Bedrooms
- Bathrooms
- Gardens
- Detached Studio

## DESCRIPTION

This exceptional house sits behind a carriage driveway on a renowned road between the sought after pockets of Leckhampton and Charlton Kings. The profile of the main building is a classic double fronted house and to the side, an extension which is used for a study and storage. Set over two storeys, the internals extend to over 2900 Sq Ft of well-presented accommodation which has been the subject of continual improvements and enhancements over the years. The property exemplifies excellent interior planning, resulting in a home that flows beautifully through its grand proportions. The clever layout has been arranged with family life, entertaining and quiet retreat in mind, with free-flowing communal rooms in perfect balance with more formal space that is flexible to be used as required. Clever details have given a sociable and playful feel with the southerly side of the house, organised as a considerable kitchen, dining and family room adjoining a snug. The kitchen itself is well appointed with a range of modern units, integrated appliances and a large island. This entire arrangement connects to outside from two sets of bi fold doors, merging the exterior and interior space in order to fully enjoy the garden. A



utility is adjacent which opens to a large store area, and WC. Set to the front of the house in symmetry with feature bay windows, is the formal family room, adjoining a study, and a living room. The main sitting room is to the rear with doors leading to outside.

As with any of the best family homes the upstairs space is both impressive and balanced to that of the reception rooms. A central staircase leads to a large landing and the bedrooms which are spaciouly set out. There are five double bedrooms, three of which share a modern bathroom. The master suite is a lovely room with a dressing room and en suite bathroom and a further bedroom with an en suite shower.

#### OUTSIDE

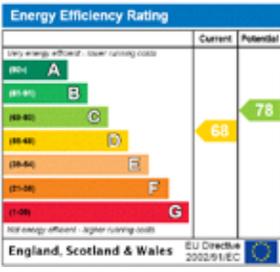
Old Bath Road is a highly coveted address and the setting of the house falls between two of Cheltenham's most sought after parishes. The entire plot is large, encasing the house and gardens with a sweeping driveway offering ample parking. The grounds at the rear provide the most beautiful family garden, a large area of level lawn stocked with mature borders, flanking a large sun terrace. This is a wonderful space for families to play and in Spring, the garden comes into bloom filling it with colour. Within the garden is a studio which is currently arranged and successfully used as a Pilates and Yoga studio however, it would make an ideal home office or gymnasium. It is rare to find family homes on this scale in the area with the size of the original garden.

#### SITUATION

Old Bath Road is a lovely address and an area that is without doubt one of the most desirable and highly sought after pockets of Cheltenham. The appeal of the location is its proximity to the thriving Bath Road and the village of Charlton Kings yet the property sits at the foot of Leckhampton Hill, with access to some of the very best countryside. Within a short stroll is Cheltenham's fashionable shops, Michelin starred restaurants, salons and bars. Less than a hundred miles from London, Cheltenham nestles beautifully between the Cotswold Hills and the Wye Valley and is home to numerous prestigious schools including Cheltenham College, The Cheltenham Ladies' College, and St Edwards. Owing to this and the cultural lifestyle on offer, including playing hosts to several highly acclaimed festivals, it is now regarded as one of the places to live and raise a family. For the commuter, this area is particularly well placed for both motorway access and the train station which can be reached, by foot, in less than 15 minutes.



# FLOORPLANS



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