

PerryBishop

PROPERTY MADE PERSONAL



84 Painswick Road, Cheltenham, Gloucestershire GL50 2EU

£1,350,000

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Key Features



4

Bedrooms



3

Bathrooms



4

Receptions

- Fine detached period home
- Four bedrooms
- One of Cheltenham's premier addresses
- Over 2,500 sq ft of accommodation
- Stunning kitchen/dining room
- Delightful gardens and ample off-road parking
- Less than a quarter of a mile from the Bath Road
- EPC C

About the property

This attractive home offers spacious and versatile accommodation combined with ample off road parking and delightful gardens in a convenient location less than a quarter of a mile from the Bath Road in Leckhampton.

The accommodation is well-presented throughout and provides the opportunity for flexible living with an array of reception rooms on the ground floor and four good bedrooms on the first floor.

The interior showcases a blend of traditional charm and modern amenities, providing a comfortable and stylish living space. The well-appointed kitchen and elegant living areas make this home ideal for family gatherings and entertaining guests. Bright and airy bedrooms offer a peaceful retreat at the end of the day.

Situated in a sought-after location, this property offers a unique opportunity to own a piece of history while

enjoying contemporary living.

Outside there is a well-tended garden with a timber shed, patio area and gazebo, perfect for outdoor entertaining and relaxation.

A viewing comes highly recommended to appreciate the size and scope of this prestigious home.

Additional Information

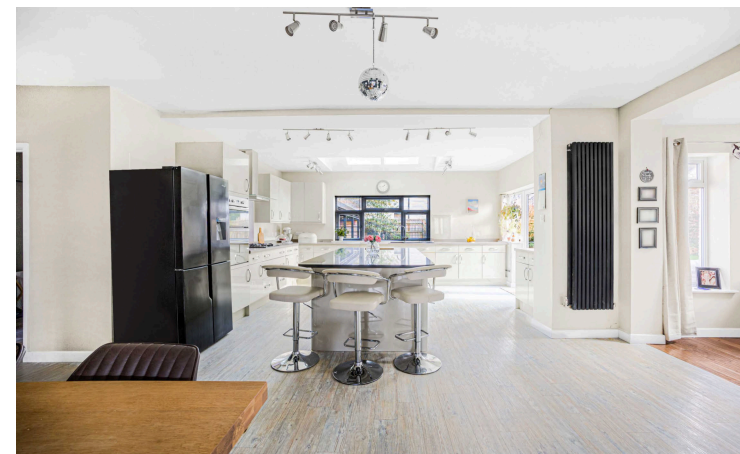
Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.



Directions

From Cheltenham town centre, proceed via Montpellier through Suffolk Square. At the traffic lights with Park Place, continue straight over, staying on Park Place, and take the second left hand turn into Ashford Road. Continue along Ashford Road, turning next right in Painswick Road.

What3Words: ///burns.blur.bigger

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band G

Our reference

CHE/DH/KF/28012025

We'd love to hear from you

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Approximate Gross Internal Area 2535 sq ft - 235 sq m

Ground Floor Area 1605 sq ft – 149 sq m

First Floor Area 930 sq ft – 86 sq m



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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







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[perrybishop.co.uk](https://www.perrybishop.co.uk)

ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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