



KYNANCE, 17 ELDORADO CRESCENT

Cheltenham, Gloucestershire, GL50 2PY

Presented by
Abigail Sutcliffe

PerryBishop
PROPERTY MADE PERSONAL

Step Inside

Kynance is an exceptional detached Victorian home, set on one of Cheltenham's most coveted tree-lined streets and adjoining Cheltenham Ladies' College. With captivating views and a generous garden, the property offers significant development potential, presenting a rare opportunity to create a truly remarkable home within walking distance of Montpellier.

KEY FEATURES

- Set on one of Cheltenham's most sought-after treelined streets, Kynance adjoins the Cheltenham Ladies' College sports grounds and enjoys captivating views towards Cleeve Hill, just a short walk from Montpellier.
- A striking red-brick Victorian detached home, full of character and original features, benefiting from timeless charm without the constraints of listed status.
- Raised ground floor features a spacious entrance hall, grand front reception room, rear dining room with bay window overlooking the garden, and a versatile third reception room.
- Kitchen with pantry, utility room, a generous workshop, coal hole, and a garage that can accommodate a modern vehicle.
- Upper floors comprise five double bedrooms across split levels, including a half-landing bedroom, three further doubles with family bathroom, and an additional staircase leading to a further double bedroom.
- Generously proportioned, beautifully maintained garden with exceptional views; set in approximately 0.229 of an acre.
- Parking for three cars in front of the garage, with the plot widening at the rear, providing significant potential for extension, landscaping, or further enhancement.

ABOUT THE PROPERTY

Kynance is an exceptional red-brick Victorian detached residence, positioned on one of Cheltenham's most sought-after tree-lined avenues. Offered to the market for the first time in over fifty years, this distinguished home enjoys a rare and privileged setting adjoining the sports grounds of Cheltenham Ladies' College, with far-reaching views towards Cheltenham and Cleeve Hill. Set within a generous plot and just a short walk from the boutiques, restaurants, and cafés of Montpellier, Kynance presents a unique opportunity to create a truly outstanding family home in a prime central location.

Rich in period character, the property retains an abundance of original features and timeless architectural charm, while benefiting from not being listed, offering significant flexibility for sympathetic enhancement and modernisation. The raised ground floor provides an impressive sense of arrival, with a spacious entrance hall leading to three elegant reception rooms. These include a formal living room overlooking the tree-lined street, a rear dining room with a bay window framing views of the garden, and a versatile morning room or study.

A short flight of steps descends to the kitchen level, comprising a kitchen with adjoining pantry and utility room. This floor also benefits from a substantial workshop, a coal store, and a spacious garage suitable for a modern vehicle.

The upper floors offer well-balanced and adaptable accommodation arranged over split levels, including five generous double bedrooms. A half-landing bedroom is complemented by three further double bedrooms and a family bathroom, while a secondary staircase leads to an additional double bedroom, ideal for guests or independent living.

Although now requiring modernisation, Kynance offers an exceptional canvas, combining scale, character and location to create a truly remarkable and individual home.









Step Outside

Externally, Kynance is complemented by a beautifully proportioned garden extending to approximately 0.229 acres, enjoying outstanding views across Cheltenham and towards the surrounding countryside. Fully detached and occupying a prominent corner position, the plot widens to the rear, creating a sense of space and privacy while offering excellent potential for extension, landscaping or further enhancement, subject to the necessary consents.

The property also benefits from a garage capable of accommodating a modern vehicle, together with off-road parking for up to three cars. This combination of generous outdoor space, flexibility, and practical amenities further enhances the overall appeal of this exceptional home.

what the owner loves

'Growing up at Kynance was really lovely. We had our own space and plenty of room to play inside and outside. We had large family gatherings for birthdays, occasions, and special events such as a midnight barbecue for the new Millennium. Parties could be spread out between three reception rooms and we also used the garden space for large family gatherings. It was spacious enough to accommodate a marquee and we often cooked over the fire pit or had a barbecue.'

The garden is particularly beautiful in Spring and Summer. It was thoughtfully designed to attract wildlife and over the years we were delighted to see a variety of butterflies, birds (including jays, greater spotted woodpeckers, a yaffle and a heron), and hedgehogs in the garden, and tadpoles and frogs in the pond.

Within walking distance is Montpellier, The Suffolks and the town centre, but if needed we took a bus to and from the nearby railway station.'













ADDITIONAL INFORMATION

Utilities: Mains Gas, Water Supply, Sewerage, Heating and Electricity are connected to the property.

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability: Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.

Directions

Postcode: GL50 2PY / what3words: ///bonus.lands.lake

Services & Tenure

Freehold

Local Authority

Cheltenham Bourgh Council

Council Tax Band: G

Our reference

PBAS0011

We'd love to hear from you

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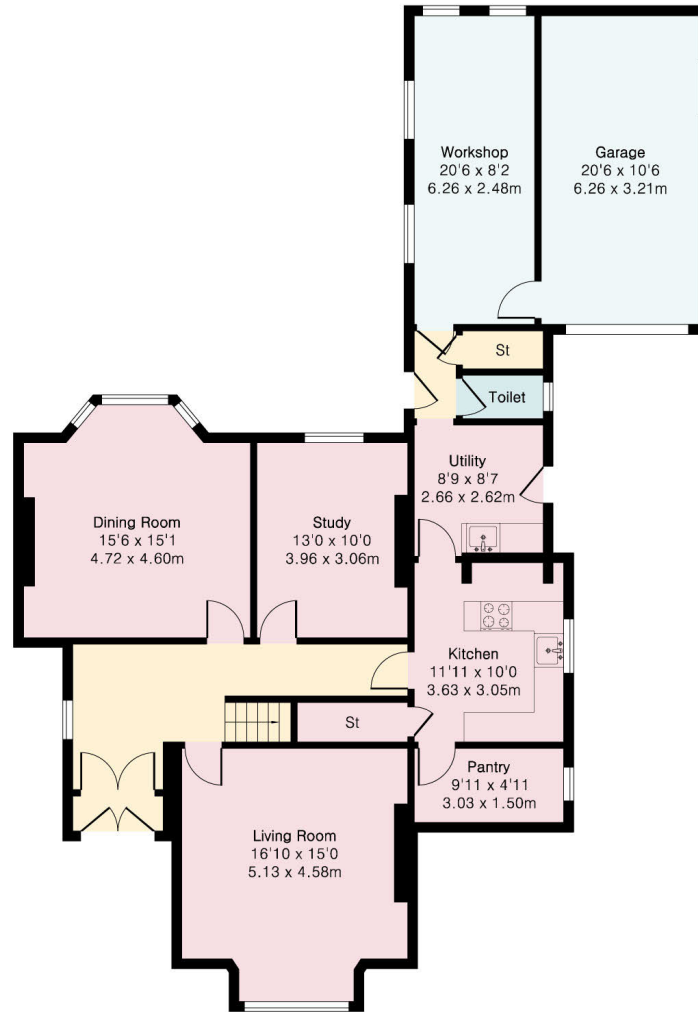
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	31 F	
1-20	G		

**Approximate Gross Internal Area 2565 sq ft - 238 sq m
(Including Garage)**

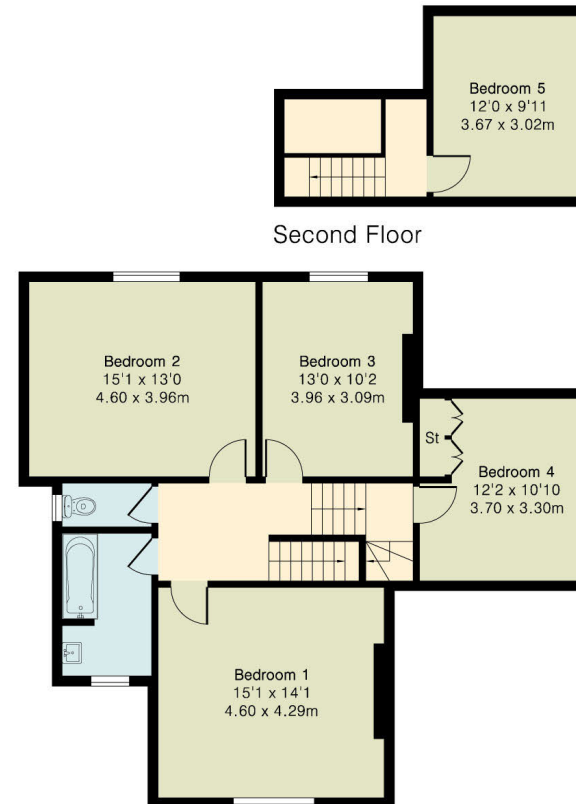
Ground Floor Area 1494 sq ft – 139 sq m

First Floor Area 887 sq ft – 82 sq m

Second Floor Area 184 sq ft – 17 sq m



Ground Floor



First Floor





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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