



7 ROWENA CADE AVENUE

CHELTENHAM ♦ GLOUCESTERSHIRE ♦ GL50 2LA

savills

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A WELL-PRESENTED MODERN
DETACHED HOUSE WITH THREE
FLOORS OF VERY GENEROUS
ACCOMMODATION IN A SOUGHT
AFTER DEVELOPMENT LOCATED OFF
THE PARK

Entrance hall ♦ dining room ♦ sitting room ♦ conservatory
kitchen/breakfast room ♦ study ♦ 2 cloakrooms
sitting room ♦ master bedroom with en suite bathroom
guest bedroom with en suite shower room ♦ 3 further
bedrooms (5 in total) ♦ family shower room
Enclosed rear garden ♦ parking ♦ double garage





SITUATION

Rowena Cade Avenue is part of a small and very popular modern development located just off The Park, arguably one of Cheltenham's finest addresses. Number 7 is the penultimate house on the left hand side, at the end of the road.

Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa.

Less than a hundred miles from London it nestles beautifully between the Cotswold Hills and the Wye Valley, and is home to numerous prestigious schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar which recently topped the national GCSE schools league table.

Now a highly sought after place to live (voted the number 1 place in the United Kingdom to bring up a family by the Telegraph early in 2015), the town is well known for its grand houses set amongst formal avenues and beautiful garden squares.

For those with a taste for the finer things in life, there are Michelin starred restaurants, numerous bars, stylish shops and salons aplenty. For art and history lovers there is The Wilson, Cheltenham's newly refurbished museum and art gallery, whilst Cheltenham also has a thriving cultural scene that includes two concert halls and three theatres.

There are the numerous festivals such as The Wychwood Festival, the festivals of literature, science, food and drink and, perhaps the pinnacle for some, the jazz festival, which has historically attracted such known performers as Van Morrison, Jamie Cullum and Jools Holland.

Undoubtedly for many more, the highlight of the year is the annual racing festival culminating with the Cheltenham Gold Cup, the blue riband event of the national hunt calendar, and an attraction that draws the public to the town year after year.

DESCRIPTION

Located at the end of this popular modern development, 7 Rowena Cade Avenue is a lovely detached family house with generous three storey accommodation that offers great flexibility and versatility in its arrangement.

With five bedrooms overall, it includes a master bedroom with an en suite bath room and a guest bedroom with an en suite shower room and a family shower room.

There is a first floor double aspect drawing room, with a sitting room and dining room on the ground floor, beyond which is a conservatory. There are a range of fitted cupboard and drawer units and integrated appliances in the kitchen/ breakfast room, beyond which is the utility room. From the hall is a study and there are cloakrooms on both the ground and first floors.

Outside to the front is a wide tarmac parking area in front of a double garage, while to the rear is an enclosed rear garden with an outdoor entertaining area, accessed from the utility room, the conservatory and the garage.

SERVICES

Mains water, electricity, gas and drainage. Gas fired central heating.

TENURE

Freehold.

LOCAL AUTHORITY

Cheltenham Borough Council. Tel: 01242 262626.

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment with Savills.

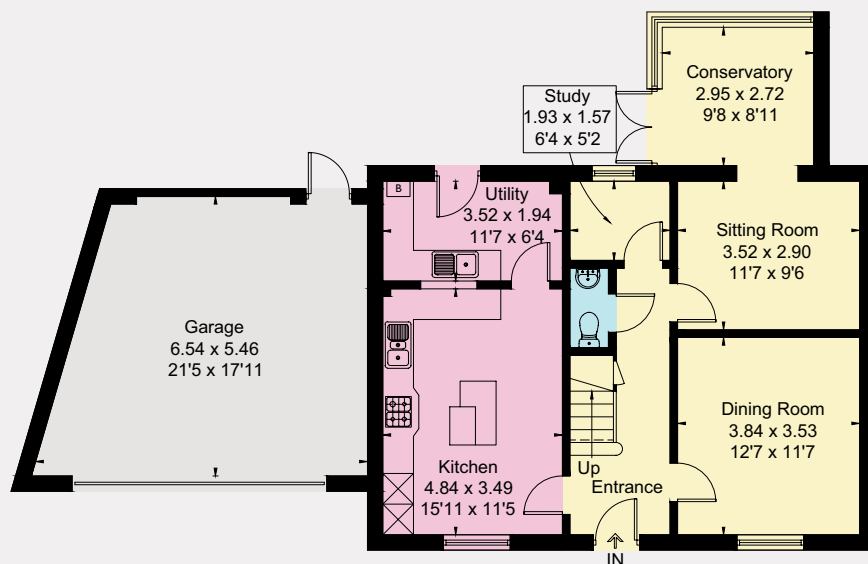
FLOORPLANS

Approximate IPMS2 Floor Area = 200.3 sq m / 2156 sq ft

Garage = 31.1 sq m / 335 sq ft

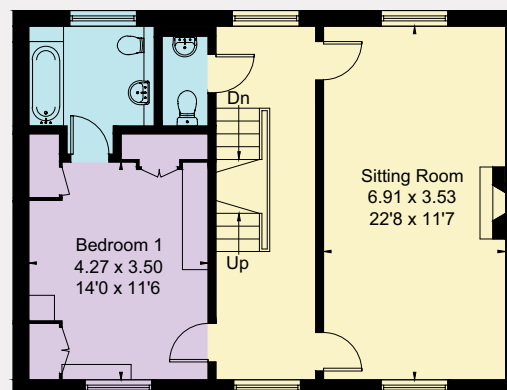
Limited Use Area = 3.2 sq m / 34 sq ft

Total = 234.6 sq m / 2525 sq ft

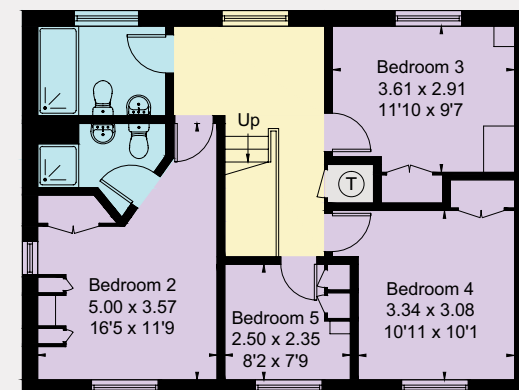


Ground Floor

= Reduced head height below 1.5m



First Floor



Second Floor

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