



# A wonderful detached period house

8 Cranham Road, Cheltenham, Gloucestershire GL52 6BQ

Guide £1,650,000 Freehold





Entrance porch • entrance hall • family room • drawing room • kitchen/breakfast room • family room • cloakroom • five bedrooms • family bathroom • laundry • lower ground floor comprising kitchen • utility room • sitting room • bedroom and shower room • twin parking to the front • large rear garden with entertaining area

### Situation

Cranham Road is a quiet tree lined avenue in a sought after residential location just to the East of Cheltenham town centre. Morley is found about halfway down on the western side of the road, with lots of parking to the front.

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.

Now a highly sought after place to live 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

8 Cranham Road is an impressive, period detached family home with generous and versatile accommodation over four floors, including a lower ground floor apartment with its own access that is also accessible to the main part of the house by way of an internal connecting door.

There are five further bedrooms and a study on the first and second floor with a modern family bathroom, shower room, cloakroom and a useful laundry room.

The magnificent ground floor welcomes you with a large entrance hall leading to a cloakroom, family room and very good sized drawing room with beautiful cornicing, deep skirting boards, a period fireplace and a large bay







fronted window overlooking the pretty rear garden.

The drawing room opens to a generous open plan kitchen/dining room, which offers the perfect place to entertain family and friends, well equipped with a large central island, a range of fitted appliances, stripped wooden floorboards and a handsome period fireplace.

A major feature of the house is the wonderful rear garden which faces North/West and includes a raised patio perfect for entertaining, with lawns and colourful shrub borders beyond. At the end of the garden is a lovely private patio area and space for a trampoline.

At the front there is a driveway providing ample off road parking leading to a recently built garage with an electric door and gives access to the rear.

**Services**

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

**Local Authority**

Cheltenham Borough Council.  
Tel: 01242 262626.

**Tenure**

Freehold

**Council Tax**

Band = B

**Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.  
EPC Rating = D

**Viewing**

Strictly by appointment with Savills.



**8 Cranham Road, Cheltenham, Gloucestershire GL52 6BQ**

**Approximate Area** 348.1 sq m / 3747 sq ft

**Garage** 21.4 sq m / 230 sq ft

**Total** 369.5 sq m / 3977 sq ft

**Including Limited Use Area** 8.5 sq m / 91 sq ft)

**Contact**

Savills Cheltenham

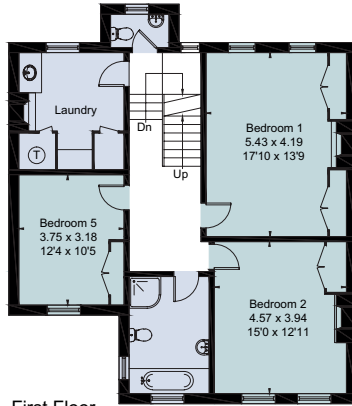
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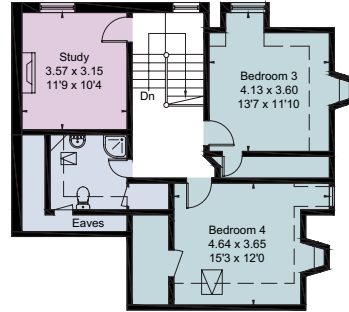


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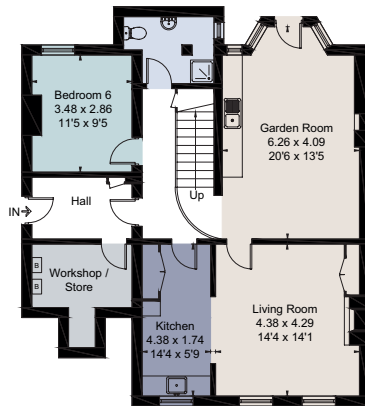
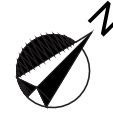
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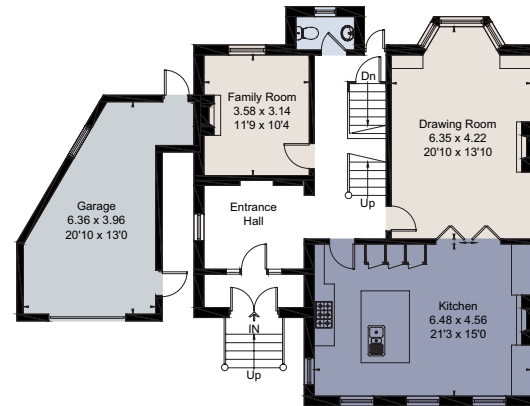
First Floor



Second Floor

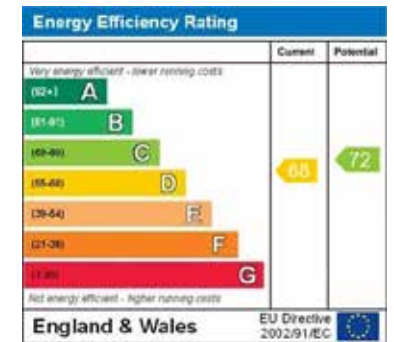


Lower Ground Floor



Ground Floor

☐ Reduced head height below 1.5m



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