

WYASTONE HOUSE

— CHELTENHAM —



WYASTONE HOUSE, PARABOLA ROAD, CHELTENHAM, GL50 3BG

Hall · Dining room · Kitchen · Drawing room · Bar · Study/Library room
Snug/TV room · Utility · Cellar · 6 Bedrooms · 5 Bathrooms · Garage
Terraced garden · Private driveway · Generous parking

An exceptional and beautifully renovated Townhouse in the heart of Cheltenham

Description

Wyastone House is an attractive and substantial detached townhouse which has been thoughtfully renovated to provide generous living spaces with exceptional charm and character throughout. The owners have been mindful to create a contemporary and practical home whilst maintaining the period features of the house such as the stone mullioned windows and high ceilings with decorative mouldings.

The house works superbly for everyday living and equally for entertaining and hosting family and friends. The reception rooms flow seamlessly with the spacious entrance hall setting the tone for a beautifully styled and welcoming home.

The kitchen is clearly the heart of the

house and a wonderful bright room for everyday living or for cooking up a storm when hosting family and friends. Wonderfully designed, the shaker style kitchen provides ample worktop and storage space and has been kitted out with all the necessary modern appliances. There is a seamless transition to both the dining room from one side of the kitchen and the drawing room from the other making it perfect for hosting large gatherings whilst creating a beautiful flow throughout the house.

The bar, with impressive wood panelling, is ideal for aperitifs and with steps leading down to the garden room and garden beyond it is splendid for indoor/outdoor living in the warmer months.

A snug/TV room with wood panelled walls and wood burner is great for sports and movie nights and can equally be used as a home study.

A utility and cloakroom complete the ground floor accommodation and a cellar on the lower ground floor offers ample storage space.

Upstairs, the first floor comprises the master bedroom suite with stunning fitted wardrobes and an en suite bathroom. There are two further bedrooms on this floor, one being en suite, and a family bathroom.

The second floor comprises a mezzanine bedroom with en suite bathroom and a few steps up lead to two further bedrooms and a family bathroom.

All the rooms have been carefully designed to provide plenty of discreet storage and an abundance of natural light.

Outside, to the rear, the garden has been beautifully landscaped to offer cosy seating and dining space. This garden is predominantly laid with cobble block paving, bordered by pleached trees, mature olive trees and yew hedging and is a real haven of peace and tranquillity in the heart of town.

To the front of the house the substantial private driveway offers plenty of parking which is superb for such a central location in town.

Location

Wyastone House is superbly located in the heart of Cheltenham, on Parabolla road, in the renowned Montpellier area. Local amenities are on the doorstep with a handy Waitrose only a few roads away and excellent boutiques and restaurants just a short stroll from the front door.

Cheltenham not only offers excellent shopping and dining, it is also host to fabulous literary, jazz, cricket and food festivals, and of course horse racing.

A variety of well-kept beautiful parks are dotted around the town with fun play areas for children and perfect picnic spots.

Sporting opportunities are abundant with nearby golf courses in Charlton Kings and Ullenwood; swimming at the Lido and tennis courts are available in a variety of parks. Sailing and water-sports can be enjoyed at Cotswold Waterpark a short drive south.

The town offers an excellent choice of schooling, including Cheltenham Colleges, Dean Close, St Edwards, Birkhampstead, Pate's and further afield Westonbirt, Beaudesert Park, Marling, as well as outstanding state schools.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.



*Cheltenham train station
(direct to London Paddington) 1 mile*

M5 (junction 11) 3 miles

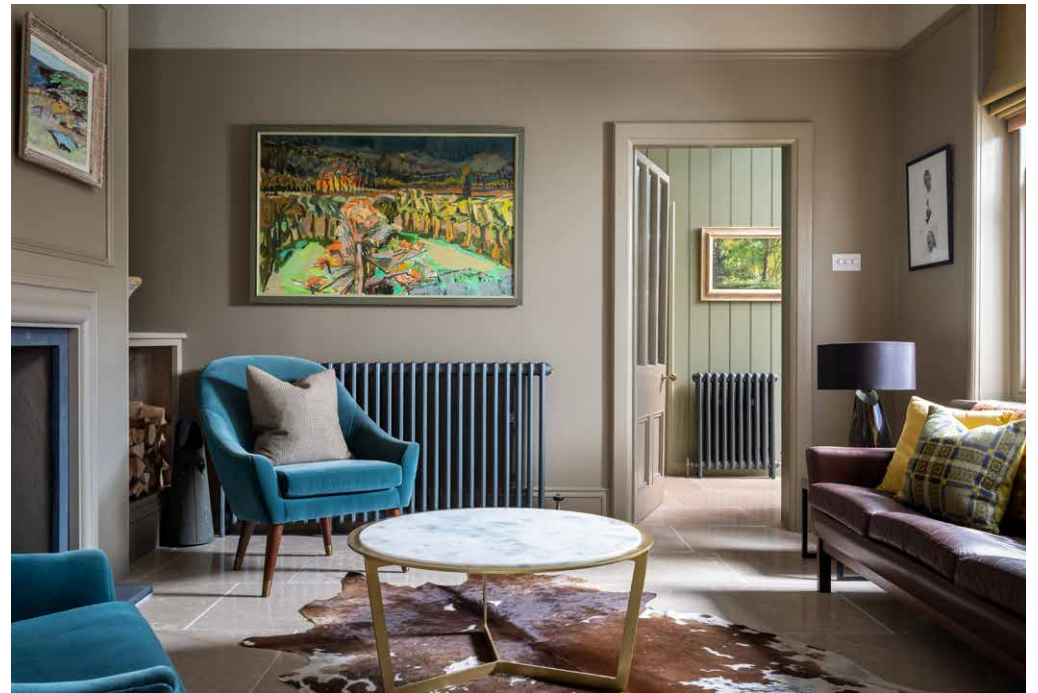
M4 (junction 15) 33 miles

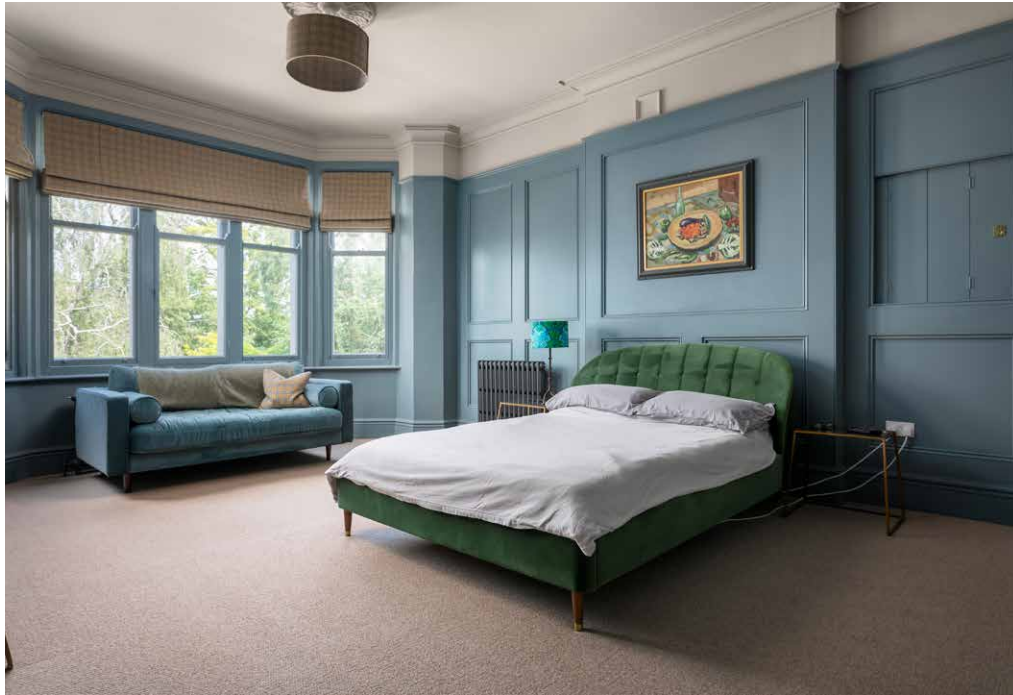
Oxford 41 miles

Bristol 41 miles

All distances and times are approximate







General Information

Tenure: Freehold.

Services: Mains water, electricity, drainage and mains gas central heating.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale.

All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cheltenham District Council, Municipal Offices, Promenade, Cheltenham, GL50 9SA. Tel: 01242 262626.

Council Tax: Band G.



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Approx. gross internal area 4558 Sq Ft. / 423.4 Sq M.

Approx. gross internal area 5107 Sq Ft. / 474.5 Sq M. Inc. Restricted Height

Approx. gross internal area 5319 Sq Ft. / 494.1 Sq M. Inc. Garage



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