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PARK LAWN

31 The Park, Cheltenham, GL50 2SD

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A splendid and beautifully finished Grade II listed Regency villa located along one of Cheltenham finest roads, on a generous plot with a swimming pool, lovely gardens and garaging. In keeping with its era, Park Lawn is replete with original Regency features such as statuary marble fire surrounds, ornate staircases, exquisite cornicing, and original working window shutters.

Lower Ground Floor:

- Kitchen/Breakfast Room • Gym • Boot Room
- Pantry • Utility • Bedroom • Bathroom
- Wine Cellar

Raised Ground Floor:

- Drawing Room • Dining Room • Study
- Sitting Room • Conservatory • Cloakroom

First Floor:

- Master Suite with En Suite Bathroom
- Bedroom with En Suite Bathroom • Bedroom
- Shower Room

Second Floor:

- Three Double Bedrooms • Shower Room

Outside:

- Gardens • Double Garage
- Heated Swimming Pool

DESCRIPTION

The entrance to this grand home is a particular feature, rising several steps from the drive to the pillared portico and on through the double doors into the vestibule, which has a further set of glazed doors into the entrance hall, with a magnificent staircase and a limestone tiled floor by Mandarin Stone.





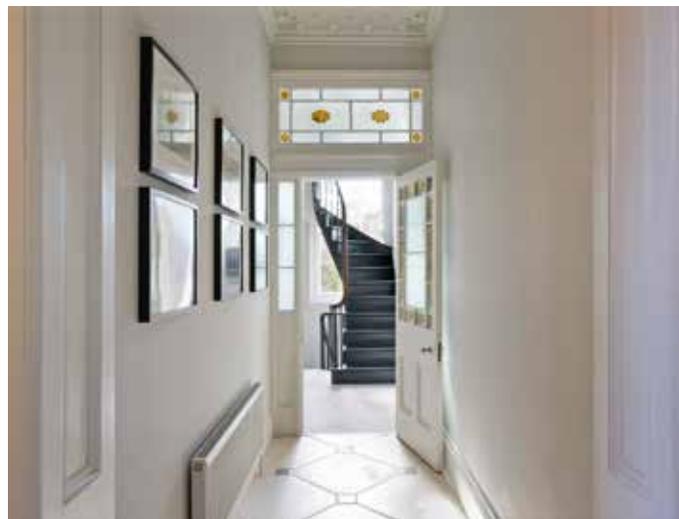
The ground floor offers the three principal reception rooms, all finished with an elegant smoked oak flooring. The drawing room is situated across the front of the house with an open fire, two full length sash windows and double doors on Parliament hinges, opening to the dining room. The dining room interlinks to both the drawing room and via French doors, to the conservatory, which in turn opens to the gardens. The sitting room is located to the eastern side of the house and enjoys a peaceful aspect over the garden at the side through large feature windows, again with an open fire. A door leads from the sitting room into a study, which is fitted with bespoke cabinetry by Neville Johnson, and overlooking the gardens with southerly views towards Leckhampton Hill. The ground floor is completed by a cloakroom towards the rear of the house where there is a second staircase which gives access to all floors within the property.

On the lower ground level, accessed by stone steps, a central hallway runs the length of the lower ground level, providing access to the rooms on this floor. Flagstone flooring runs throughout the lower ground level, unifying the space. The beautiful kitchen/breakfast room is a wonderfully light space, fitted with a range of light painted units under Quartz work surfaces and fitted with appliances by Meile. The kitchen centres around a large island unit which offers breakfast seating and to the far end a dining table is arranged around seating within a bay window which floods the room with natural light.

In addition, on the lower ground floor there is a guest bedroom with an adjacent bathroom, a further reception room, currently used as a gym, utility room, an understairs wine cellar and an excellent boot room opening directly out to the rear garden. A separate, large pantry provides ample storage away from the kitchen.

The bedrooms are a balanced and equally impressive space to that of the reception rooms and are elegantly spaced out over the two top floors of Park Lawn. The first floor landing introduces three large bedrooms, each with a bath/ shower room, two of which are ensuite. The principal suite has elevated views over The Park through two large Sash windows, it also has fitted wardrobes by Neville Johnson, and a luxury ensuite with sanitaryware by Porter and Lefroy Brooks brassware.

The second staircase rises to the top floor where there are three further bedrooms. The bedrooms are generous size, one is currently organized as a sitting room with a kitchenette and



a separate shower room. This flexible floor is perfect for anyone wishing to have a holiday let, as the current owners have run very successfully, or for live in staff, au pair, or as guest quarters, privately situated away from the main bedrooms. There is also a large room, currently used for storage, which could be converted to an additional bathroom if so required.

OUTSIDE

The garden of Park Lawn is very special and provides a lovely balance of outside space to the generous living space of the house. Unusually for town living, it is particularly private and mature, encasing the property and the plot. Within the manicured lawn is an outdoor, heated swimming pool with a discreet pool house which is hidden behind hedging. There are two seating areas, one next to the pool to watch swimmers and one discreetly located in a private spot, ideal to dine al fresco and to take in the lovely side elevation of the house. To the front of Park Lawn is off road parking for several cars and a large double garage.

SITUATION

The Park is, without any doubt, Cheltenham's most exclusive address, characterised by stately homes that form a crescent shape around a central garden. The walk into Cheltenham's fashionable centre from here is beautiful, leafy tree lined avenues run to Montpellier in one direction and side roads take you to Bath Road and its boutique shops, in less than five minutes via a different location. The Promenade, with its lively café and restaurant culture, and the town centre, home to many internationally renowned festivals including Jazz, Music and Literature, is a 15-minute walk. The appeal of this location is its easy accessibility to Cheltenham's world-renowned schools with The Cheltenham Ladies' College, Cheltenham College, Dean Close and Richard Pate Preparatory all within a mile. Communication links are also excellent to the M5, A40 and A435 and Cheltenham Spa train station is within a short drive.

ADDITIONAL INFORMATION

Tenure – Freehold

Local Authority – Cheltenham Borough Council 01242 262626

Council Tax Band G

All mains services are connected



PARK LAWN, THE PARK, GL50

Approx. gross internal area 5712 Sq.Ft. / 530.7 Sq.M.

Approx. gross internal area 6075 Sq.Ft. / 564.4 Sq.M. Inc. Garage



All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



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