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KINGSLEY  
EVANS

19 KINGS ROAD

Cheltenham, GL52 6BH

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CHELTENHAM, GL52 6BH

*An attractive detached villa on a quiet residential road in the heart of Cheltenham's centre with parking, garage and a lovely garden.*

*Upper Ground Floor:*

Drawing Room • Dining Room  
• Kitchen/Dining Room

*Lower Ground Floor:*

Study/Bedroom • Utility • Shower room  
• Further Bedroom

*First Floor:*

Three Bedrooms • Bathroom

*Outside:*

Rear Garden • Off Road Parking • Garage

## DESCRIPTION

Located along a leafy, tree lined boulevard is this classic Victorian detached villa, forming part of a wonderful street scene in the style of which Cheltenham is renowned for. Number 19 is one of the few detached properties on the road and as such, offers well proportioned, practical and spacious accommodation arranged over three floors. Whilst well maintained, as a much treasured family home for many years, it would now benefit from a series of cosmetic enhancements offering an opportunity to create a beautiful modern house within the traditional period structure.

Stone steps rise to the entrance porch opening to an elegant reception hall and a cantilevered staircase rising to the lower ground and upper floor. The sitting room is a charming room with a woodburning stove, coving, wooden floors and two Sash hung windows overlooking the street scene to the front. Adjacent, on this upper ground floor, is a formal dining room, also with ornate fireplace, and to the rear, a kitchen/dining room that enjoys views over and access to the garden.



At garden level, accessed by an internal staircase, is the lower ground floor which can be utilised as required and with some adaptation could become a self-contained apartment, as many traditionally are used. Currently, it is used as overflow accommodation to the main house, comprising a study/bedroom to the front, a further bedroom with direct access to the garden, shower room and a large utility room which could become a kitchenette.

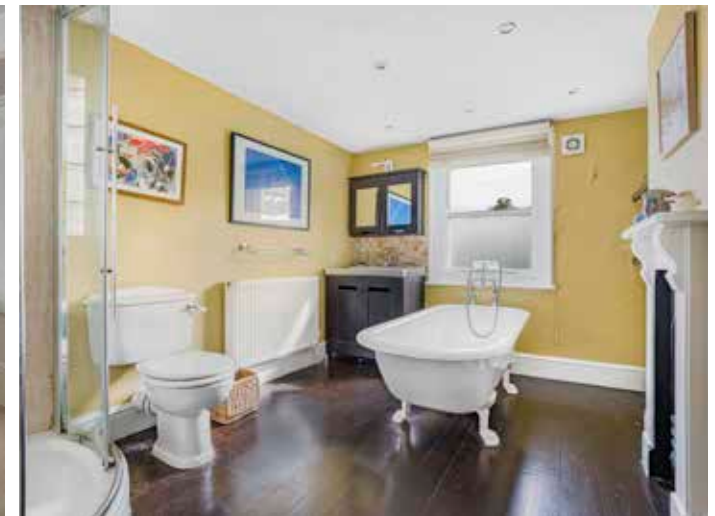
On the first floor are two very generous double bedrooms and smaller bedroom that all share a family bathroom.

#### OUTSIDE

There is a large terrace ideal for dining and seating al fresco, overlooking the immediate area of private lawn which is unusually large for living so close to town. To the front of the house is parking and access to the garage which is linked to a workshop with side access into the garden.

#### SITUATION

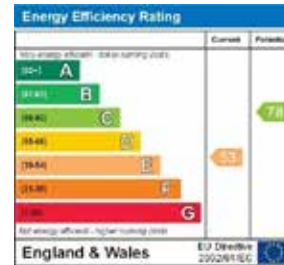
The charm of the property is certainly due in part to its setting, sited on a sought after road, within a stroll of the immaculate Cheltenham Cricket grounds, in what is one of the town's most fashionable and desirable residential areas. Leafy and tree lined it is within a short stroll of Cheltenham's fashionable town centre and rich offerings, the famous shopping district and lively café and festival culture for which Cheltenham is so well regarded. Schools within the locality are exceptional and include world renowned boarding schools, The Cheltenham Ladies' College, Dean Close and Cheltenham College within a short stroll is Berkhamsptead and St Edwards Prep & Senior. Additionally, state school options are also very strong with Holy Apostles C of E in a stone's throw of the property. Whilst distinctively town living, this area is a very quiet pocket and is well known for its close proximity to some beautiful parks and garden squares. Communication links are highly accessible to the M5, A40 and A435 and Cheltenham Spa train station is within a short drive.



Approximate Gross Internal Area 2075 sq ft – 193 sq m  
 Lower Ground Floor Area 587 sq ft – 55 sq m  
 Ground Floor Area 881 sq ft – 82 sq m  
 First Floor Area 607 sq ft – 56 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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