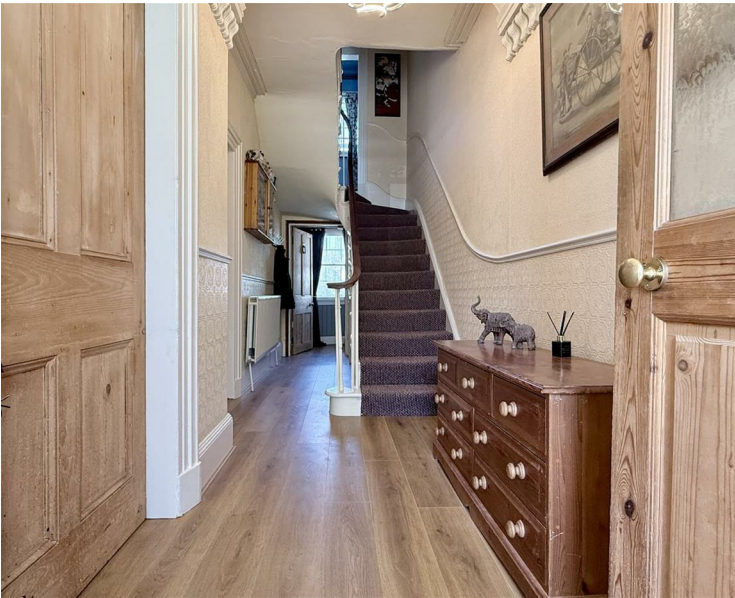




9 PAINSWICK ROAD, CHELTENHAM, GL50 2EZ

A DISTINGUISHED GRADE II LISTED REGENCY TOWNHOUSE SITUATED IN ONE OF CHELTENHAM'S MOST DESIRABLE RESIDENTIAL LOCATIONS.

LOCATION:
what3words:///poet.shout.wished



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Positioned within walking distance of the popular Bath Road and Montpellier, this classic four-storey Grade II listed Regency home is offered to the market. Brimming with original character and boasting generous, light-filled rooms across four floors, this period property provides an exceptional opportunity to design a bespoke home tailored to modern living.

THE PROPERTY

Steeped in history and rich in traditional detail, 9 Painswick Road is an iconic 1830s Regency home awaiting its next chapter. While the property retains its quintessential historic feature from decorative window guards to grand high ceilings, it offers a fantastic opportunity for full-scale updating and modernisation. Spanning four spacious floors, this impressive property allows the incoming purchaser to enhance its historic grandeur while creating a truly spectacular contemporary residence.

ACCOMMODATION

The accommodation is highly flexible with the upper part offering a kitchen with dining reception with the benefit of a log burner. First floor is an impressive drawing room with detailed cornice and full height sash windows. Three generous bedrooms including a large master bedroom with far reaching views over Cheltenham and beyond. The lower ground floor can be used as a self-contained apartment with sitting room, bedroom and kitchen but currently is used by the main house. The property has two bathrooms and a cloakroom.

OUTSIDE

The property has a private predominately west facing courtyard. Multifunctional the courtyard has access to the rear via Andover Street. An electric sliding gate provides convenient and secure off road parking for two large cars. There is also a useful storage/workshop.

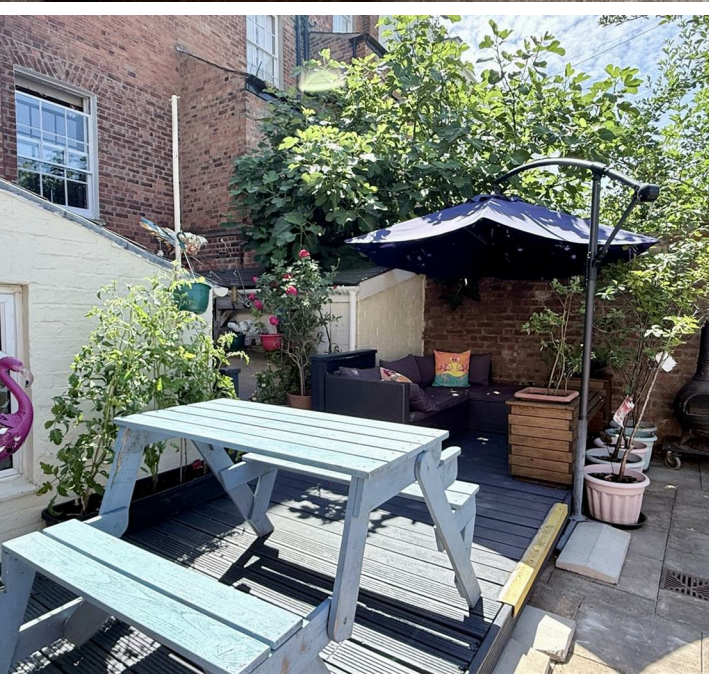
At the front the property is set back from Painswick Road and has railings. A path leads to the main entrance. A unique feature is the splendid semi-circular stepped light well almost amphitheatre in design can lead to the lower ground floor accommodation.

PARKING

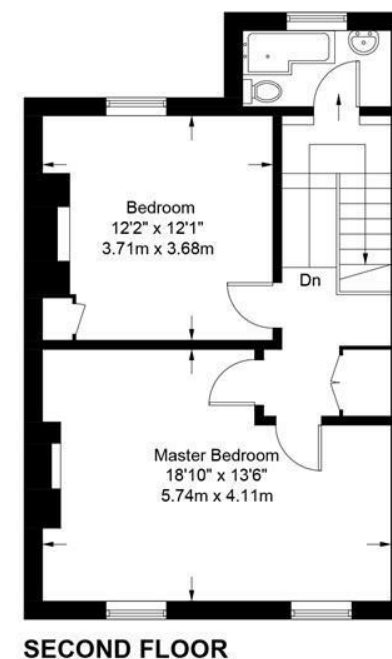
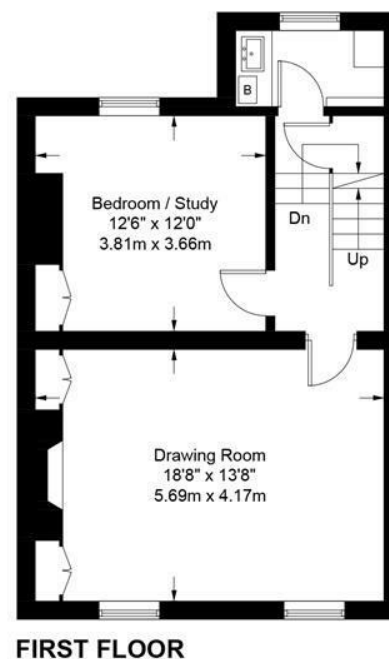
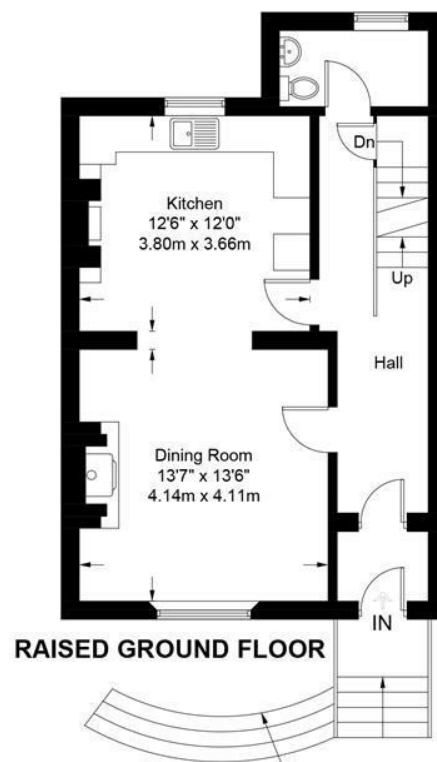
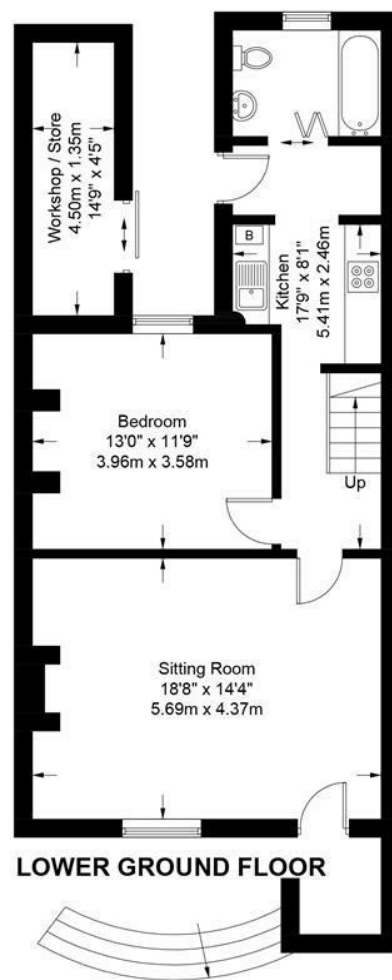
Painswick Road has residents parking. Each property entitled to 2 permits allowing unrestricted parking in Zone 8. The cost is £80.00 annually for a first permit and £160.00 for a second permit.







Council: Cheltenham Borough Council
Council Tax band: E
Area: 2306.00 sq ft
Tenure: Freehold
Title Number:
EPC: D



Approximate Gross Internal Area = 2227 sq ft / 206.9 sq m
 Outbuilding = 67 sq ft / 6.2 sq m
 Total = 2294 sq ft / 213.1 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.
 Please check all details before making any decisions reliant upon them.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. PRN: 19824613



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