



28 CHELTENHAM ROAD  
Winchcombe | Cheltenham | Gloucestershir | GL54 5NF

HUGHES **HS** SEALEY

# Welcome to... 28 CHELTENHAM ROAD

Welcome to Number 28, Cheltenham Road, a four bedroom semi-detached period family home located within a highly desirable village that not only borders onto Cleeve Hill but is also within seven miles of the Regency Spa town of Cheltenham.

The property is located within walking distance of the heart of Winchcombe which affords its own High Street, mixing independent and national shops, a range of bars and coffee shops plus restaurants which include the renowned, Wesley House. Winchcombe is also home to Sudeley Castle, The River Osbourne and mile point 42 of the 102-mile Cotswold Way National trail.

Returning to the property, the current owners present to the market a home that mixes period charm with modern and contemporary touches and one that is ready to move into and enjoy from the very first moment.

Walking through the front door, there is a warm and welcoming feel and stepping through into the snug only reaffirms this. As lovely as this room is, your eyes are naturally drawn to the adjoining two rooms, the garden and the stunning open views in the background.

The two rooms mentioned include the handmade, bespoke kitchen provided by Abbey Kitchens, Winchcombe. With wood fronts, granite work surfaces and a striking blue, brick effect tile plus stone tiled flooring which further benefits from under floor heating, this is one kitchen that will not disappoint.

The tiled floor found in the kitchen continues neatly into the conservatory, effortlessly tying the two rooms together and it is from here that one gets an overview of the established garden and Sudeley Farm Estate, situated directly behind the property.

Further rooms to the ground floor include the living room, located at the front of the home which benefits from fitted shelving to the alcoves. Stepping down to the lower level, is the utility room which offers a wealth of storage and plumbing for a washing machine, and finally the cloakroom.

Moving upstairs, on the first floor are the first two bedrooms, both of which are double rooms. The final room to the floor is the stylish family bathroom, which offers a four-piece suite to include a freestanding roll top bath and walk in shower. The upper level of the property is completed by the remaining two double bedrooms.









# Explore outside... 28 CHELTENHAM ROAD

Moving outside, the rear garden features a paved terrace, located directly outside the French doors from the conservatory. The remainder of the garden is laid to lawn and offers mature plants and shrubs and is enclosed by hedging and fencing.

- A wonderful, four-bedroom semi detached family home located in this ever popular village
- Enjoying a super aspect to the rear across the Sudeley Estate grounds
- Due to the property's location, the home is within walking distance to all local amenities
- Offering accommodation over four floors, all of which is beautifully appointed
- The ground floor enjoys two reception rooms, kitchen/breakfast room and conservatory



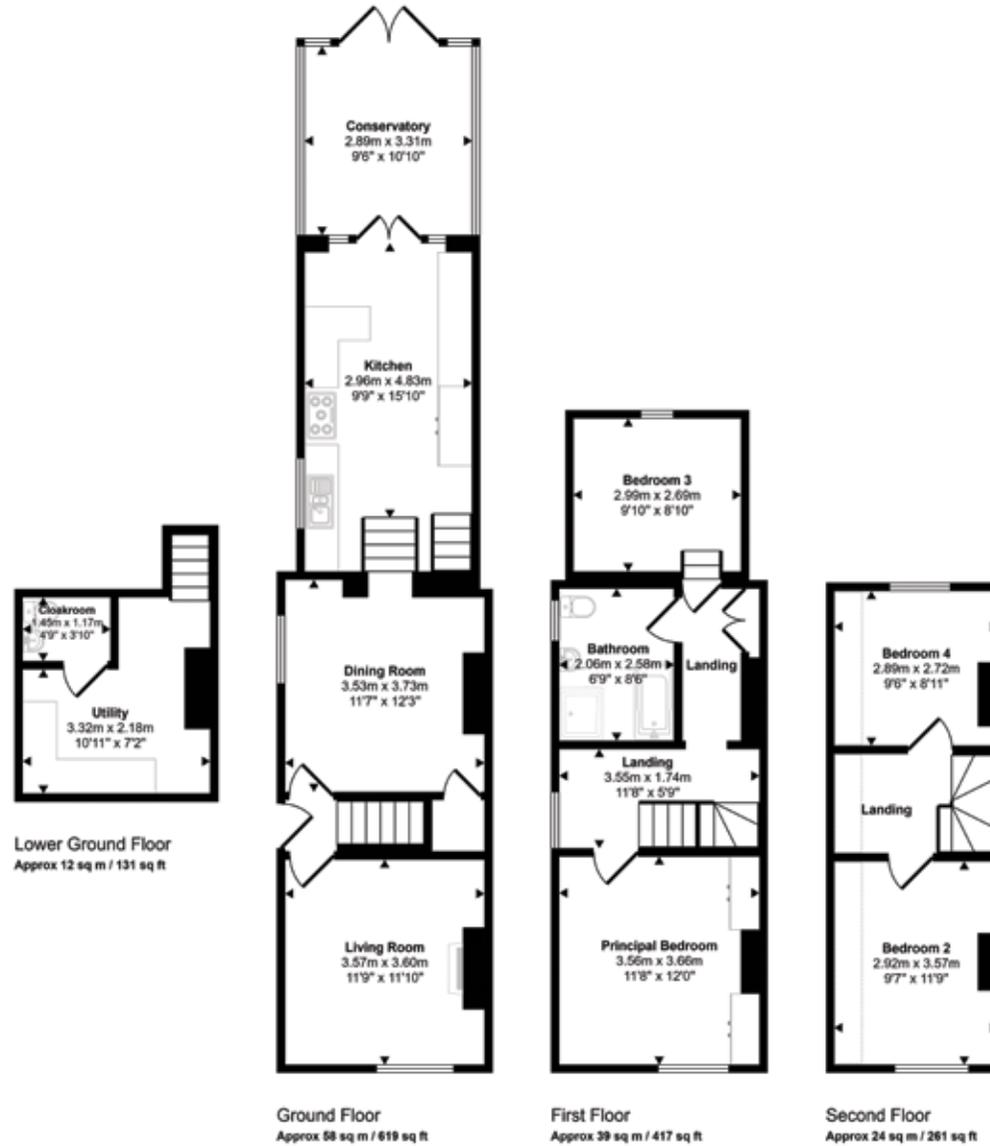
- The kitchen is bespoke and made by Abbey Kitchens of Winchcombe
- On the first floor are two double bedrooms and a very stylish family bathroom
- To the upper level are a further two bedrooms
- To the rear is a large terrace, opening onto lawn gardens, which is full of maturity
- A property that comes with a high recommendation to view

## DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL54 5NF. Upon arrival, the property can be identified by our For Sale sign.



Approx Gross Internal Area  
133 sq m / 1427 sq ft



□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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HUGHES SEALEY

Email: [cheltenham@hughessealey.co.uk](mailto:cheltenham@hughessealey.co.uk)

Tel: +44 (0)1242 220080

HUGHES  SEALEY