



33 GREAT NORWOOD STREET, CHELTENHAM, GL50 2AW

A VERY SPECIAL TOWNHOUSE OFFERED IN EXCELLENT ORDER IN THE SUFFOLKS



THE PROPERTY

Situated in the popular 'Suffolks' area of Cheltenham this recently renovated townhouse has been sympathetically refurbished by the current owner to create a stylish home.

THE ACCOMMODATION

Set behind wrought iron railings and with a smart landscaped front garden the property is accessed via the entrance porch into the hallway with a very pretty cantilevered staircase rising to the floors above.

On the ground floor there is a dining/sitting room to the front opening to a recently fitted kitchen to the rear: both have sash windows and the sitting/dining area has a period-style fireplace with wood burner. The kitchen is fitted with a range of modern units and integrated appliances. At the rear of the hall is a cloakroom and a door giving access to the garden. Internal stairs lead down to the lower ground floor.

Stairs rise to the first floor where there is a drawing room with two floor-to-ceiling sash windows and a fireplace. This room is filled with natural light.

On the second floor is the principal bedroom with views over the town up to Leckhampton Hill. The shower room has a large, 1500mm walk-in contemporary shower, with double basins and a lavatory.

There is a further bedroom suite on the top floor with an en suite shower room.

LOWER GROUND FLOOR

Directly accessed from the upper level this very adaptable space has been converted to provide a sitting room, bedroom and en suite shower. A small kitchenette with sink has been fitted and a utility cupboard with plumbing and space for domestic appliances. Double doors access to the courtyard at lower ground level. There is also a covered storage area for logs and a lockable undercroft.

GARDEN

Outside, the rear courtyard garden (c.44') is a beautifully landscaped west facing garden. Walled to all sides with steps leading down to the lower ground courtyard. There is a pretty detached reclaimed brick building with power and a roof light. A gate leads out to the rear lane accessed either from St James Street or Suffolk Road with parking for one car.





THE AREA

Forming part of the district known as 'the Suffolks', Great Norwood Street is within easy walking distance to Bath Road, just south of the town centre between the popular areas of Leckhampton and The Park.

Being close to the cosmopolitan district of Montpellier, the Suffolks is renowned for the mixture of fine traditional period houses as well as its proximity to the delightful range of individual shops, boutiques and cafes that Bath Road has to offer. Best known for its fine Regency architecture, the spa town of Cheltenham is also world renowned for its famous gardens that play host to a variety of festivals and it's world renowned schools, including Cheltenham Ladies' College, Cheltenham College and Dean Close.

PLANNING PERMISSION

23/01290/FUL: Internal and external alterations to include a two storey glass rear extension at basement and ground floor level, a replacement outbuilding, and landscaping. Plans available from Agents

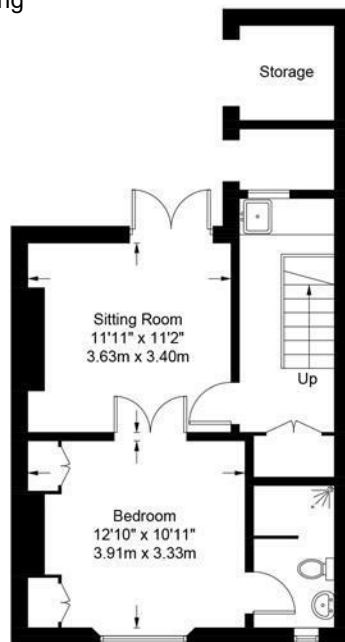




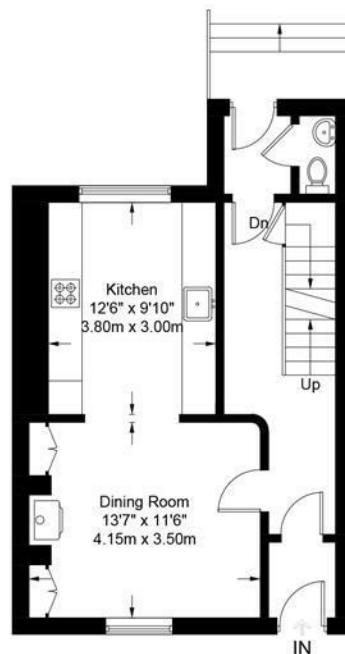




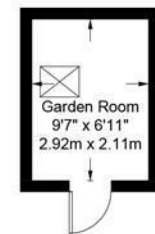
Council: Cheltenham
Council Tax band: E
Tenure: Freehold
Property reference number: 19643824
EPC: Exempt due to listing



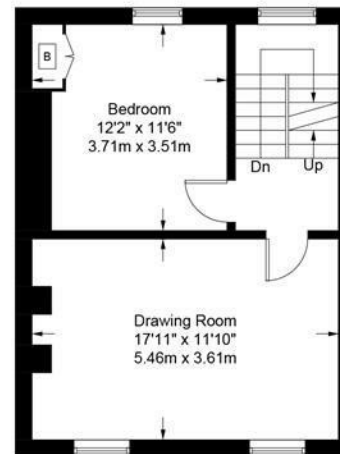
LOWER GROUND FLOOR



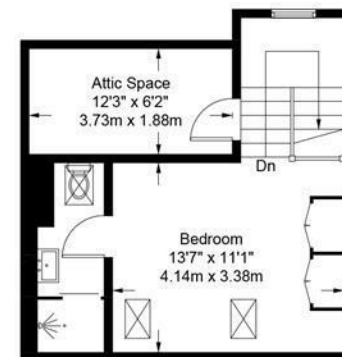
RAISED GROUND FLOOR



(Not Shown In Actual
Location / Orientation)



FIRST FLOOR



THIRD FLOOR



SECOND FLOOR

Approximate Gross Internal Area = 2096 sq ft / 194.8 sq m
Garden Room = 66 sq ft / 6.1 sq m
Total = 2162 sq ft / 200.9 sq m
(Excluding External Storage)



Illustration for identification purposes only, measurements are approximate and are not to scale.
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