



34 CHRISTCHURCH ROAD

UP HATHERLEY | CHELTENHAM



AN ENVIABLE LOCATION AT THE HEART OF CHELTENHAM

We're delighted to introduce 34 Christchurch Road, an outstanding five-bedroom family home that combines a first-rate refurbishment with an enviable location at the heart of Cheltenham.

Tucked privately away behind gates at the end of a curved drive, this super-spacious hidden gem offers good looks, versatility and contemporary style in one of the elegant spa town's most fashionable locations, just a stroll from the buzzing centre.

The current owners took great care with their top-to-toe revamp of the 3,042 sq ft house, which was built in the mid-1980s. Their blueprint was to create a forever home, somewhere to live happily into retirement – and they've done that with a beautiful ground-floor bedroom suite that

provides future-proofing or a made-to-measure granny annexe. And that's backed up with the provision of everything the modern family desires ranging from a fabulous new open-plan kitchen/dining room to a luxurious principal bedroom with adjoining dressing room and en-suite bathroom 'under the stars'. Family fun is guaranteed in the swish cinema room – settle in comfortably for unlimited viewing and gaming.

Everything's been updated from electrical rewiring, boiler and lighting to doors, windows and shiny bathrooms. It's ready and waiting for its new owners who can simply move in and get on with their lives, it's all been taken care of – right down to flooring, carpets and a pristine neutral décor.





Outside and to the front of the house, there's an easy-maintenance lawned garden with sunny patio and a separate double garage, divided to create a gym, garden shed and ample driveway parking space.

Deceptively demure from the exterior, 34 Christchurch Road really is a showstopper! Let's fill you in on the details . . .



IMPRESSIVE FROM WORD GO!

A dazzling entrance hall always bodes well for the rest of the property, and this one is double-height and ultra-spacious. The beautiful white staircase with overhead designer lights sweeps up to the galleried landing while coat and shoe storage is taken care of in built-in cupboards near the front door.

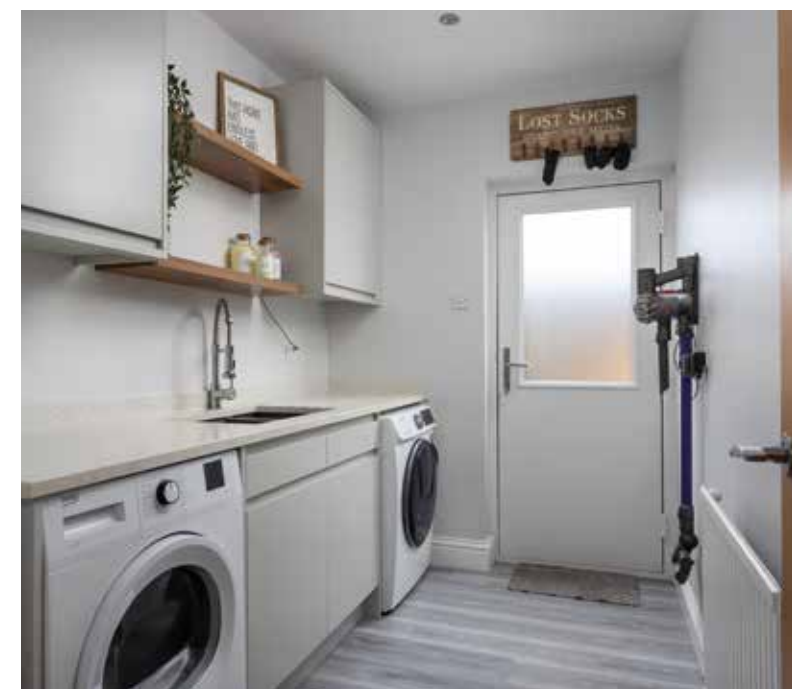
All the downstairs rooms radiate from the hall. Step first through double doors into the elegant 16x15ft sitting room where the window overlooking the garden is nearly as wide as the wall and ensures lots of natural light. A feature chimney breast houses a super-sized TV with an inset Evonics fire as a warming focal point beneath plus bespoke cupboards and shelving either side.

It's a simply gorgeous place to relax with the family.

Equally appealing is the purpose-built cinema room- it's sure to be a hit with all ages - while the streamlined L-shaped kitchen/dining room is fitted with a comprehensive range of dove grey cabinetry under marbled quartz worktops, including housing for an American-style fridge/freezer.

There's an integral Zanussi double oven and dishwasher plus AEG induction hob with extractor fan above. The light and airy dining area is tucked round a corner with French doors providing that desirable link with the garden patio, making summertime al fresco dining a breeze.

To the rear, the 15x12ft bedroom flows through to a dressing area with wardrobes and an en-suite shower room - this is a spacious self-contained future-proofed annexe or a wonderful guest suite when visitors come to stay.





For those who work from home, the 14x8ft double-aspect office is perfect, fitted with desk worktops on two walls, shelving and a built-in cupboard.

All the laundry requirements are taken care of in the well-equipped utility room with sink, fitted storage, plumbing for washing machine and dryer - plus a side door to the garden. A cloakroom with WC completes the ground floor line-up.



BEDTIME STORY

That handsome staircase sweeps up to a lusciously light landing where four bedrooms ensure a restful night's sleep for the entire family.

The principal suite is particularly lovely and basks in lots of natural light from the expansive window overlooking the garden. The 16x12ft bedroom free-flows into a dressing area and then a luxurious en-suite with twin washbasins, large shower cubicle and free-standing bath tub perfectly placed beneath a skylight for taking a magical night-time soak under the stars.

The two smaller bedrooms are to the rear, one with a large walk-in cupboard, while the remaining bedroom is a generous 16x9ft and has built-in wardrobes. They share the modern family bathroom fitted with both shower cubicle and bath tub.







ROUND AND ABOUT

Along with its peaceful leafy outlook, proximity to the cosmopolitan and cultured lifestyle on offer in the centre of Cheltenham boosts the desirability of a home in Christchurch Road.

The town centre is within a pleasant 15-minute walk via the elegant Promenade and embraces all the major high street brands as well as a wide choice of pubs, eateries and coffee shops. Close to Christchurch Road, the Montpellier district remains one of the most chic places in Cheltenham to chill out, socialise and dine.

There's an endless choice of places to eat and drink including The Ivy, residing within the breathtaking domed 'Rotunda', built in 1825. There's also Michelin-starred dining within a short walk at the renowned Le Champignon Sauvage and at the highly rated Lumiere.

Pick up the weekly shop at Waitrose, within a five-minute drive, and there are also Sainsbury's, Tesco, Asda and M&S Simply Food.

Children will love Pittville Park, a beautiful ornamental park with playgrounds and a boating lake, and Cheltenham's outdoor pool, Sandford Lido – at 50 metres it's one of the largest outdoor pools in England.

Education is a priority for families and there's a great choice of both state and private schools in the close vicinity. The state primary schools, Gloucester Road, Naunton Park, Christ Church CE and St Gregory the Great Catholic are all Ofsted-rated outstanding, as are the secondary schools, Balcarras and Pates's Grammar Schools. Highly-rated independent schools, all close by, include Cheltenham College, Cheltenham Ladies' College, St Edward's, Dean Close and The Richard Pate School.

Cheltenham is a cultural hotspot with world-renowned festivals covering everything from the iconic horse-racing Gold Cup, literature, jazz, film and music to science, cricket and food and drink. Out of town, walkers, cyclists and horse-riders can enjoy the picture-perfect countryside of the North Cotswolds.

WHERE TO GO WHEN YOU NEED:



Milk: Waitrose, The Co-op and Tesco Express a short walk (8-9 mins) from 34 Christ Church Road.



Weekly Shop: The Cheltenham Waitrose is very centrally located a mile away on Honeybourne Way and is open Seven days a week. Also, within a short drive, are Tesco, Sainsburys and M&S.



Schools: Cheltenham Schools include: Catholic School of St Gregory the Great (Ofsted-rated Outstanding), Belmont School (Ofsted-rated Outstanding), Pittville School (Ofsted-rated Good), Lakeside Primary (Ofsted-rated Good), Balcarras Academy (Ofsted-rated Outstanding), Naunton Park Primary (Ofsted-rated Outstanding), and Warden Park Primary (Ofsted rated Good) to name a few. In the private sector there are the highly-regarded Cheltenham College, Cheltenham Ladies College and Dean Park to choose from.



Walks: For walks there are many parks. Montpellier Gardens a short walk away. Nearby are Sandford Park and Naunton Park. Within a short drive there is the whole of the Cotswolds to explore with glorious walks around Cleeve Hill, Winchcombe and Broadway. Pick up part of the 102-mile Cotswold Way for an extended hike. Other well documented trails are the Wyche Way and the Winchcombe Way. Whether you are looking for a short stroll or a long hike there is something for everyone within a short distance of Cheltenham.



Dinner/Drinks: Cheltenham offers a wide range of international cuisine. Restaurants within walking distance include The Ivy, Brasserie Blanc, Gallimores Kitchen, the Giggling Squid and the Chelsea Brasserie to name a few. For pubs The Beehive, which we would recommend, is a gastropub rated as one of the top six real-ale pubs in Cheltenham. It is a well-known watering hole and great for watching 6 Nations rugby on a Saturday afternoon.



Gym/Fitness: No need to get in the car and struggle to park to go to the gym. Gyms within walking distance include: CLC Fitness, Gym 66, 117 Personal Training, CrossFit Cheltenham and JD Gyms. Also, there are personal trainers in the locality. For swimmers the Sandford Parks Lido, with a 50m heated pool, is a six-minute drive away.



Golf: For golfers there a many outstanding courses nearby. Cleeve Hill to the North, Cotswold Hills and Lilley Brook are nearby. Painswick Golf Club is a short drive to the south. As well as being challenging for keen golfers they are set in the most stunning surroundings – the backdrop of the Cotswolds Area of Outstanding Natural Beauty.



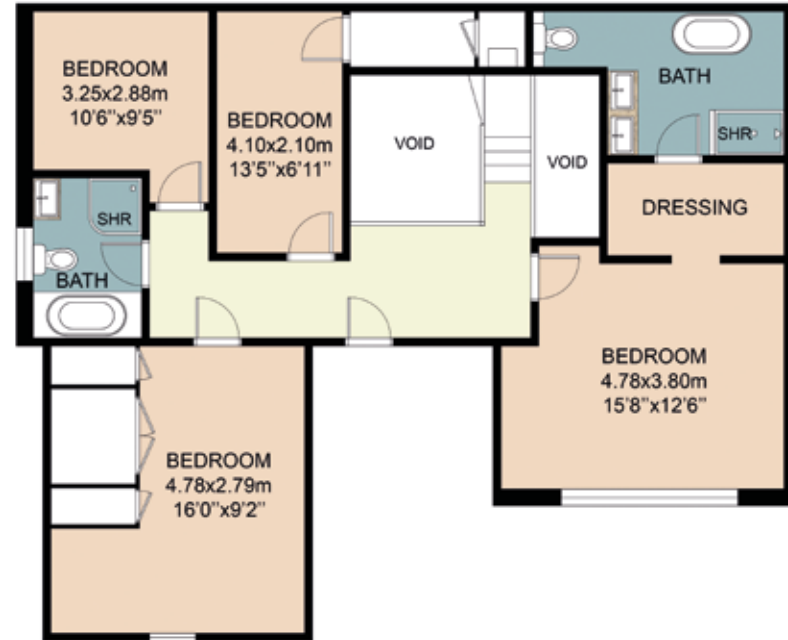
Approx. Floor: 2659 sq.ft / 247 sq.m

Outbuilding: 383 sq.ft / 35.6 sq.m

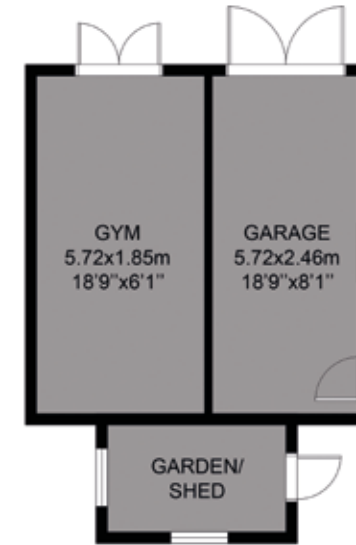
Total: 3042 sq.ft / 282.6 sq.m



Ground Floor



First Floor



(OUTBUILDING NOT IN LOCATION)



The Finer Details...

- Tenure – Freehold
- Local Authority – Cheltenham Borough Council
- Boiler – Installed July 2021
- Drainage – Mains
- Heating – Mains Gas
- Parking for multiple cars

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan. Produced for Stowhill Estates.

Important notice: Stowhill Estates Ltd, their clients and any joint agents give notice that:

- 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Stowhill Estates Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photos and Brochure prepared September 2024.



Scan me to book a viewing
or call the Stowhill Estates Team on:
01242 384444 | contact@stowhillestates.com



STOWHILL ESTATES

What Three Words: ///eaten.locker.assume