32 Naunton Park Road
Cheltenham • Gloucestershire
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Cheltenham, Gloucestershire GL53 7DQ

A superbly presented detached period house set behind electric gates in this consistently popular residential road, within close proximity of Cheltenham town centre and excellent schooling.

Entrance porch • entrance hall
drawing room • sitting room
dining room • kitchen/breakfast/living room
cloakroom • utility room.

Landing • five bedrooms and three bath/shower rooms • balcony.

Enclosed garden accessed via electric gates gravelled parking for up to six cars lawned and gravelled areas garden summerhouse for entertaining.
SITUATION
Naunton Park Road is a sought after residential road found off Old Bath Road, close to the centre of Cheltenham, and within walking distance of amenities and a variety of good schools. Number 32 is beautifully set behind electric gates about halfway along the road.

Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa.

Less than a hundred miles from London it nestles beautifully between the Cotswold Hills and the Wye Valley, and is home to numerous prestigious schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar which recently topped the national GCSE schools league table.

Now a highly sought after place to live (voted the number 1 place in the United Kingdom to bring up a family by the Telegraph early in 2015), the town is well known for its grand houses set amongst formal avenues and beautiful garden squares.

For those with a taste for the finer things in life, there are Michelin starred restaurants, numerous bars, stylish shops and salons aplenty. For art and history lovers there is The Wilson, Cheltenham’s newly refurbished museum and art gallery, whilst Cheltenham also has a thriving cultural scene that includes two concert halls and three theatres. There are the numerous festivals such as The Wychwood Festival, the festivals of literature, science, food and drink and, perhaps the pinnacle for some, the jazz festival, which has historically attracted such known performers as Van Morrison, Jamie Cullum and Jools Holland.

Undoubtedly for many more, the highlight of the year is the annual racing festival culminating with the Cheltenham Gold Cup, the blue riband event of the national hunt calendar, and an attraction that draws the public to the town year after year.

DESCRIPTION
32 Naunton Park Road is a superbly presented detached period house in a sought after location close to the centre of Cheltenham.

Accessed from Naunton Park Road via double wrought iron electric gates to a substantial gravelled driveway with space for up to six cars, the house sits in the centre of the plot. A gravelled pathway leads to the front door, flanked by lawn which wraps around the side of the house, beyond which is a paved seating area with fabulous summerhouse providing year-round Al Fresco entertaining. The garden is well screened from neighbouring properties by hedge and fencing, and this includes some mature trees.

The front door features a pillared porch into a wide entrance hall with lovely parquet floor and the stairs straight ahead. The parquet flooring continues through the ground floor reception rooms including the dining room to the left and the drawing room and sitting room, both to the right. The drawing and sitting rooms have large and bright floor to ceiling sash windows and a magnificent Faber marble gas-effect fireplace. There are also French doors leading from both these rooms to the garden. Behind the staircase is a cloakroom.

Beyond the dining room is the wonderful kitchen/breakfast/living room with stripped wooden floor, hand-made bespoke kitchen units with solid granite work surfaces, with a fantastic central island unit and wood burning stove, with a useful larder storage cupboard. A door leads through to the rear porch with doors to the rear garden, boiler cupboard and utility room.

The stunning central staircase leads up to the first floor galleried landing with a window to the rear and door to the balcony over the porch. On this floor are four double bedrooms serviced by a superb main bathroom supplemented by a separate shower room. Three of the bedrooms benefit from double aspect sash windows, and all have fitted wardrobes providing excellent storage. From the landing stairs lead up to the second floor, opening onto a landing area, with a door to the fifth bedroom, beyond which is a well fitted en-suite bathroom. Ample storage is provided in to the eaves.
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GENERAL INFORMATION
Services
Mains water, electricity, gas and drainage. Gas fired central heating.

Tenure
Freehold with vacant possession on completion.

Local Authority
Cheltenham Borough Council.
Tel: 01242 262 626.

Savills Cheltenham
The Quadrangle, Imperial Square, Cheltenham GL50 1PZ
cheltenham@savills.com
01242 548 000