



10 EVESHAM ROAD

CHELTENHAM,
GL52 2AB

la AGENCY

CHELTENHAM & THE COTSWOLDS
BESPOKE ESTATE AGENCY

OVER 3,100 SQ F T | GRADE II LISTED TOWNHOUSE
ENTRANCE HALLWAY
THREE/FOUR BEDROOMS | TWO BATHROOMS
DRAWING ROOM | TWO FURTHER RECEPTION ROOMS
DINING ROOM | KITCHEN | SUN ROOM
GARDEN | GARAGE
SELF CONTAINED LOWER GROUND FLOOR GARDEN
APARTMENT



A RARE OPPORTUNITY TO RESTORE A MAGNIFICENT GRADE II LISTED HOME OF IMPRESSIVE SCALE AND ARCHITECTURAL CHARACTER.



Evesham Road presents a rare opportunity to restore a substantial period townhouse of impressive scale and architectural character, creating an exceptional home tailored to the purchaser's own vision.

Arranged across four floors and extending to approximately 3,105 sq ft, the property retains a wealth of original detail, including intricate ceiling mouldings, decorative cornicing, tall sash windows, panelled doors, period fireplaces and an elegant staircase rising through the heart of the house. Its façade, enhanced by a traditional wrought-iron veranda, offers a preview of the grandeur and potential found within.

The ground floor is approached through an entrance hallway and provides two large reception rooms. High ceilings and large windows lend both rooms a wonderful sense of space and light, while period features provide an excellent foundation for sensitive restoration.





To the rear, the kitchen connects with a spacious sunroom overlooking the garden, offering considerable scope to create an impressive open-plan kitchen, dining and family space, subject to any necessary planning permissions.

The lower ground floor garden flat offers a flexible layout. With its own access and an internal connection to the main house, this level could be incorporated into the principal accommodation or used as a self-contained apartment, guest suite or space for multigenerational living.

The first and second floors include a drawing room and three bedrooms, offering the potential for a dressing room, alongside two family bathrooms and a further w/c. The first-floor rooms are especially impressive, with tall windows, generous proportions and decorative detailing reflecting the building's period origins.





Outside, the garden is lined with mature trees and planting creating a sense of privacy, offering the potential for a beautifully landscaped setting for outdoor dining and relaxation.

The property requires renovation and modernisation, yet it's remarkable proportions, flexible layout and abundance of architectural detail offer all the ingredients for an outstanding restoration. For a purchaser with imagination and ambition, 10 Evesham Road represents an increasingly rare chance to create a magnificent period home in a highly convenient Cheltenham setting.

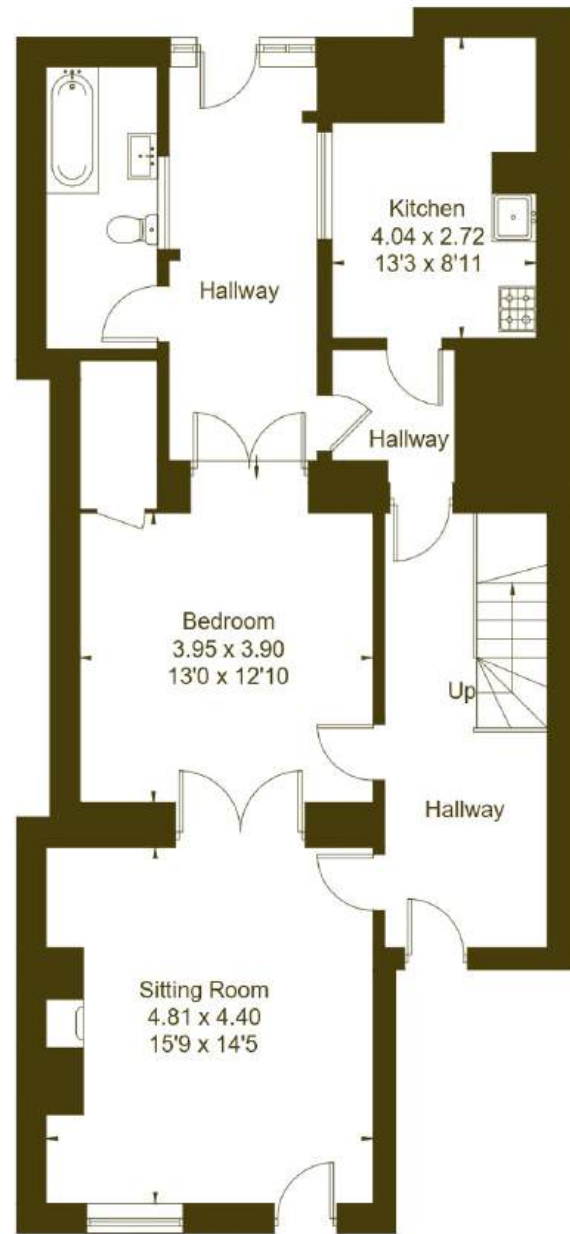
LOCATION

Evesham Road is located within the beautiful area of Pittville, a highly regarded area that is conveniently opposite Pittville Park and Cheltenham Racecourse, and a short walk from the centre of the town. Cheltenham is renowned for excellent schools including Cheltenham College, Cheltenham Ladies' College and Dean Close, along with a list of others within the area. Cheltenham enjoys access to London Paddington from Cheltenham train station whilst access to the M4 and M5 motorway network is just under 5 miles away.

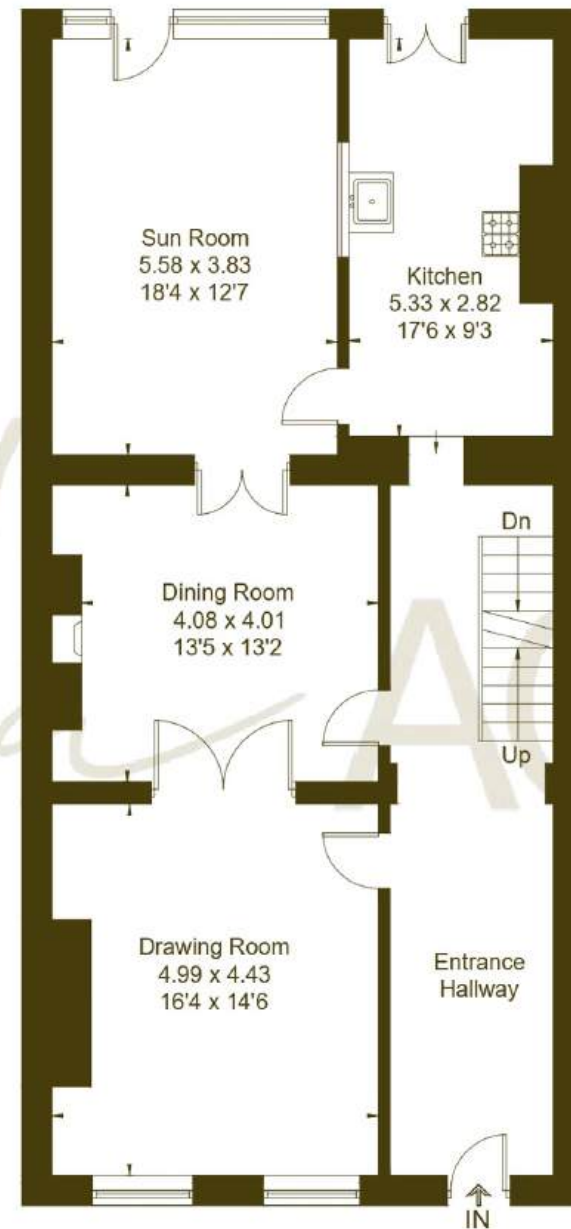




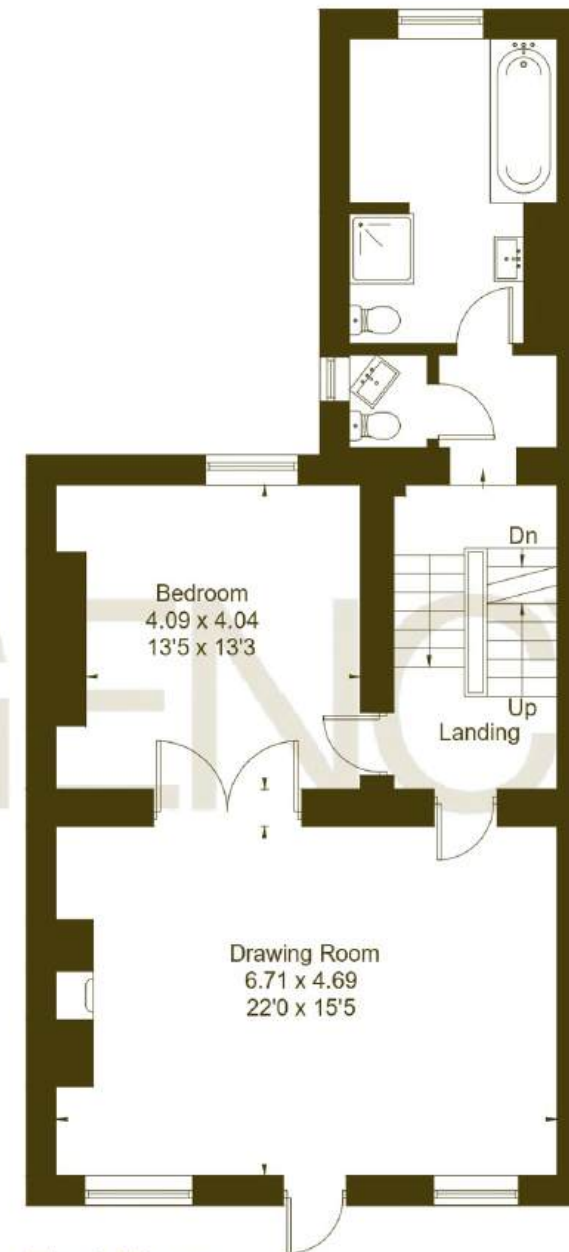
Approximate Floor Area = 288.5 sq m / 3105 sq ft



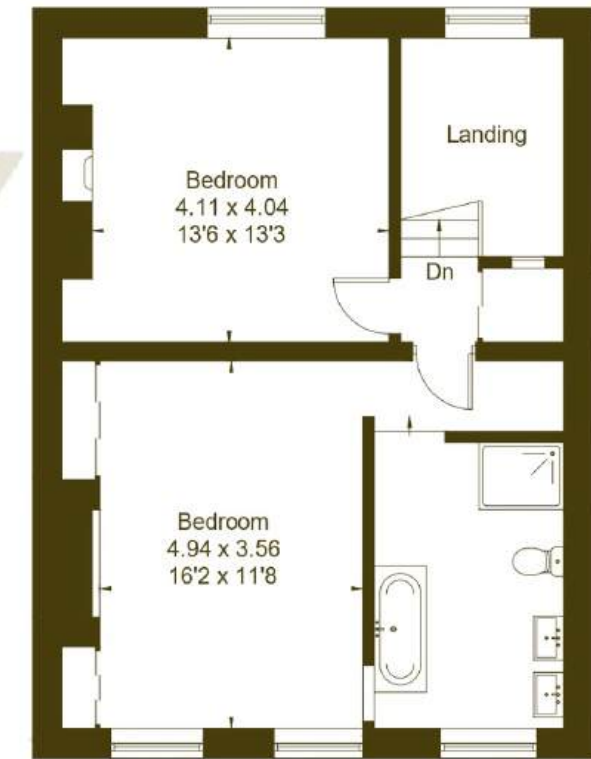
Lower Ground Floor



Ground Floor



First Floor



Second Floor



AN EXCEPTIONAL
RESTORATION
OPPORTUNITY
OFFERING
REMARKABLE SPACE,
FLEXIBILITY AND
POTENTIAL TO CREATE
A TRULY DISTINCTIVE
CHELTENHAM
HOME.



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