



28 Haywards Road

Guide Price £650,000





## 28 Haywards Road

Cheltenham, GL52 6RH

Council Tax band: D

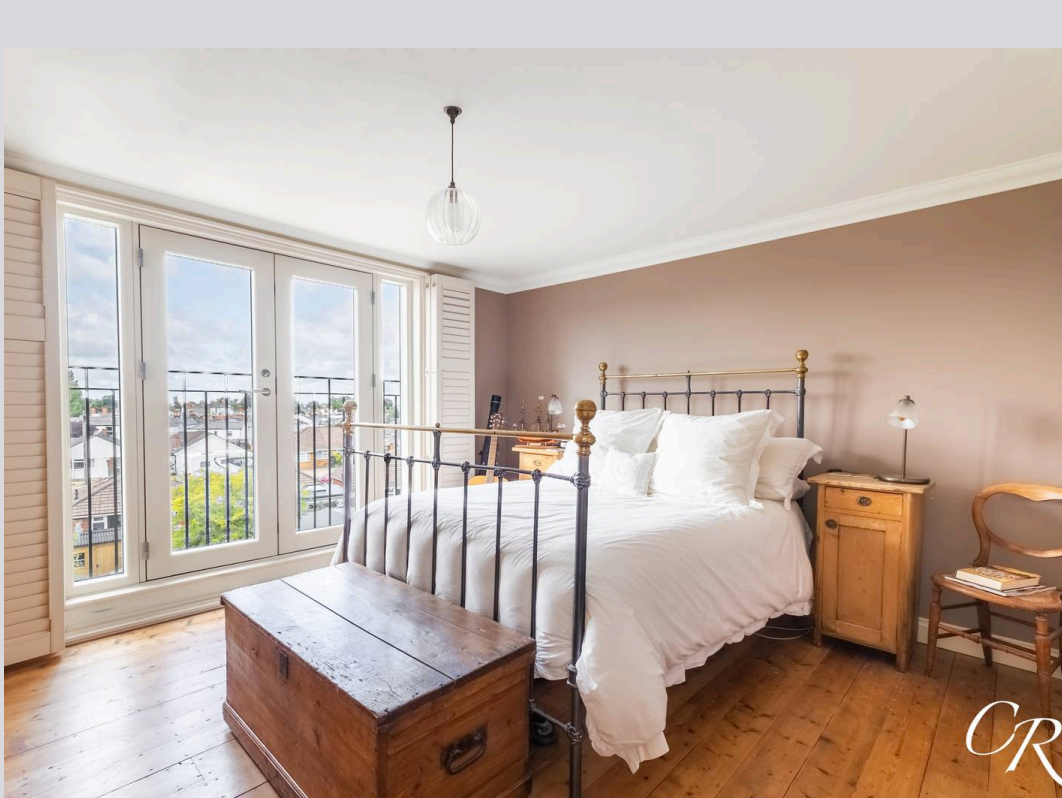
Tenure: Freehold

EPC Energy Efficiency Rating: D

- Beautiful Period Home Built In 1898
- Extended Kitchen/Dining Room With Underfloor Heating
- Loft Conversion With Principal Suite & Juliet Balcony
- Off-Road Parking To The Front
- Charming Internal Courtyard Garden
- Characterful Sitting Room With Wood-Burning Stove

A beautifully presented and characterful four-bedroom period home, built in 1898 and offering an exceptional blend of original features and contemporary living. Thoughtfully extended to both the ground floor and loft level, the property provides generous and versatile accommodation arranged over three floors, complemented by off-road parking, a courtyard garden, and an impressive rear garden with entertaining spaces, greenhouse, and timber shed. Situated within a highly sought-after location close to Cheltenham town centre, this stunning family home enjoys far-reaching views from the upper floors and retains a wealth of period charm throughout.





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**Entrance Hall:** A welcoming entrance hall showcasing the property's period character, with stairs rising to the first floor and doors leading to the principal reception rooms.

**Sitting Room:** A beautifully proportioned reception room featuring a bay window to the front aspect, high ceilings, and an attractive working wood-burning stove which creates a wonderful focal point and cosy atmosphere.

**Reception Room:** A further versatile reception room offering excellent flexibility as a family room, playroom, formal dining room, or home office. The original fireplace remains as an attractive feature, although it is currently blocked due to the loft extension above.

**Kitchen/Dining Room:** Undoubtedly the heart of the home, this impressive extended space has been designed for modern family living and entertaining. The kitchen is fitted with a range of cabinetry complemented by integrated appliances including a fridge/freezer, dishwasher, microwave, and drinks fridge. A traditional electric AGA remains in place and forms a striking centrepiece. Underfloor heating provides additional comfort, while the generous open-plan layout offers ample space for dining and seating areas. French doors open directly onto the covered terrace and rear garden, while a separate door provides access to the enclosed courtyard garden, offering a further outdoor seating area and enhancing the flow between the internal and external spaces.

**Internal Courtyard:** Accessed directly from the kitchen/family room, this delightful enclosed courtyard provides a private and sheltered outdoor retreat. Surrounded by attractive red brick walls and mature planting, it offers a charming setting for al fresco dining, morning coffee, or quiet relaxation, while serving as a unique extension of the living accommodation during the warmer months.

**First Floor Landing:** A spacious landing providing access to Bedrooms Two, Three and Four, the family bathroom, and the staircase rising to the second floor principal bedroom suite.

**Bedroom Two:** A spacious double bedroom enjoying elevated views and retaining the property's characterful proportions and period features.

**Bedroom Three:** A further generous double bedroom overlooking the rear garden.

**Bedroom Four:** Currently utilised as a home office, this versatile room would equally serve as a bedroom, nursery, or study.

**Family Bathroom:** Beautifully appointed and finished to a high standard, the family bathroom features a walk-in shower enclosure, WC, and wash hand basin. Please note the copper bath currently shown in the photographs is excluded from the sale and will be replaced with an alternative bath prior to completion.

**Principal Bedroom:** Occupying the loft conversion, this impressive principal suite enjoys excellent proportions and an abundance of natural light. French doors with a Juliet balcony provide elevated rooftop views across Cheltenham towards the surrounding hills, creating a wonderful sense of space and outlook. Built-in wardrobes provide useful storage.

**En-Suite Shower Room:** Stylishly fitted with a walk-in shower, WC, and wash hand basin, enhanced by natural light from a roof window.

**Outside:** To the front, the property benefits from a gravelled area providing off-road parking. To the rear, the garden has been thoughtfully landscaped to create a number of distinct outdoor spaces. A covered terrace immediately adjoins the kitchen/family room, complete with outdoor preparation area and pizza oven, making it ideal for entertaining. Beyond lies a lawned garden with mature planting and established borders, leading to a further gravelled seating area with fire pit. The greenhouse and timber shed are included within the sale, providing excellent storage and growing space.

### **Additional Details**

Tenure: Freehold

EPC Rating: D

Council Tax Band: D

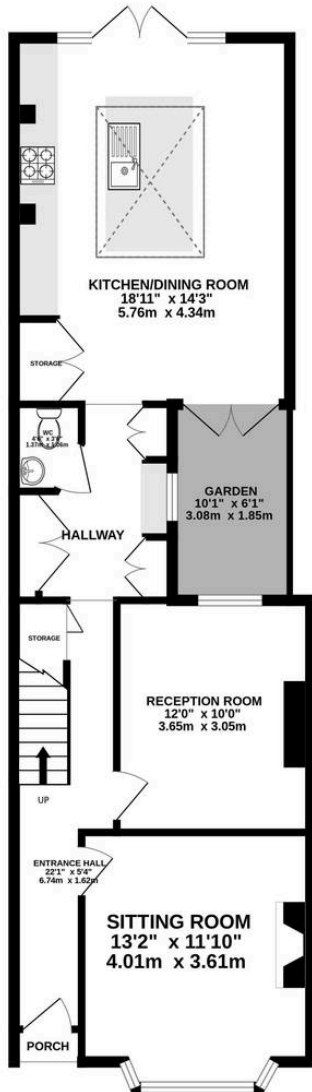
Parking: Driveway suitable for one vehicle at the front of the property

**Location:** Haywards Road is a highly regarded residential road situated within easy reach of Cheltenham town centre. Residents enjoy convenient access to an excellent range of shops, cafés, restaurants, and leisure facilities, while nearby parks, schools, and transport links make the area particularly popular with families and professionals alike. The property is ideally positioned to enjoy all that Cheltenham has to offer, from its renowned festivals and Regency architecture to its excellent educational facilities and vibrant cultural scene.

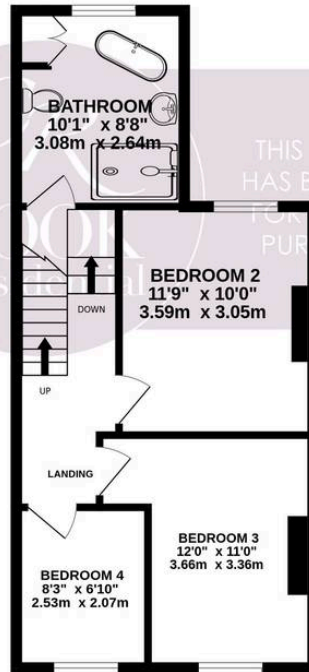
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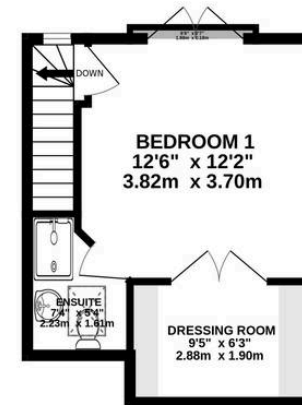
GROUND FLOOR  
712 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



2ND FLOOR  
264 sq.ft. (24.5 sq.m.) approx.



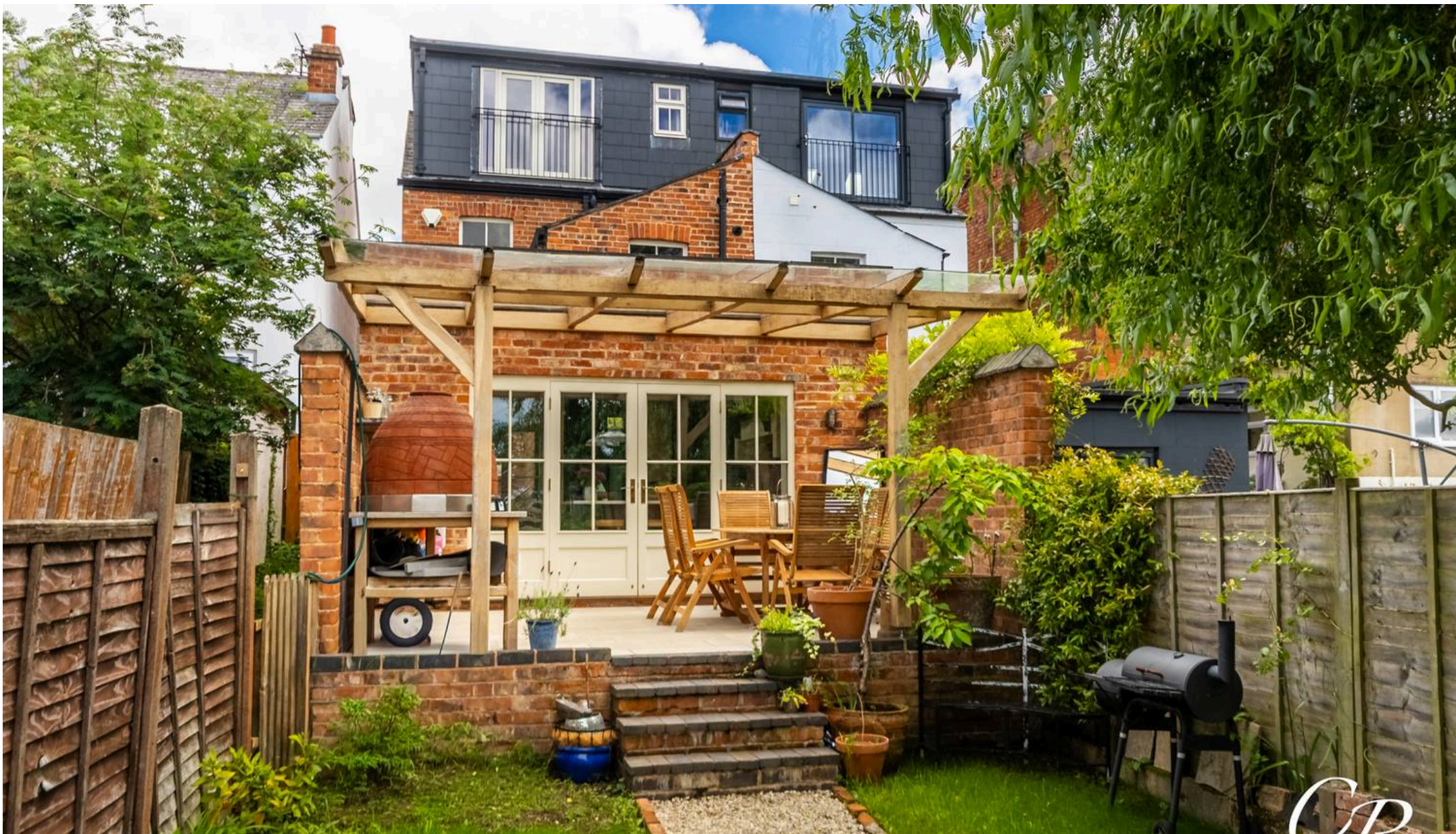
THIS FLOOR PLAN  
HAS BEEN CREATED  
FOR ILLUSTRATION  
PURPOSES ONLY

TOTAL FLOOR AREA : 1421 sq.ft. (132.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Cook Residential

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