



**Merino, Pittville Circus  
Cheltenham  
GL52**





## A fabulous town house located just off Pittville Circus.



Guide price  
**£575,000 Freehold**



Merino was built approximately 15 years ago by Deeley Homes and has recently been updated by the current owners. The house is situated in a quiet location off the Circus in Pittville and stands with a generous driveway with two parking spaces. On entering the property there is a spacious reception area with modern cloak room.

The kitchen/dining room has been finished to a high specification with floor and wall mounted units around a central island. There is a further useful pantry and utility space off the kitchen. A rear door gives access to the patio and garden. To the front of the house lies a lovely sitting room which has space for a desk, seating and with ample natural light coming in from the front of the property.



Upstairs, there is a spacious master bedroom with en suite shower room and ample space for wardrobes. There are further two bedrooms which share a shower room. Above the first floor there is a spacious loft which could be converted to further accommodation subject to planning consent.

The leafy and very popular residential district of Pittville is renowned for its large ornamental park, lakes and the famous Pump Rooms. Pittville Circus encircles a small central park dotted with a selection of mature trees and surrounded by a number of classical period town houses and elegant villas. The house itself is situated midway between the Town centre and the Racecourse, just a short walk to each and within easy reach of local amenities.

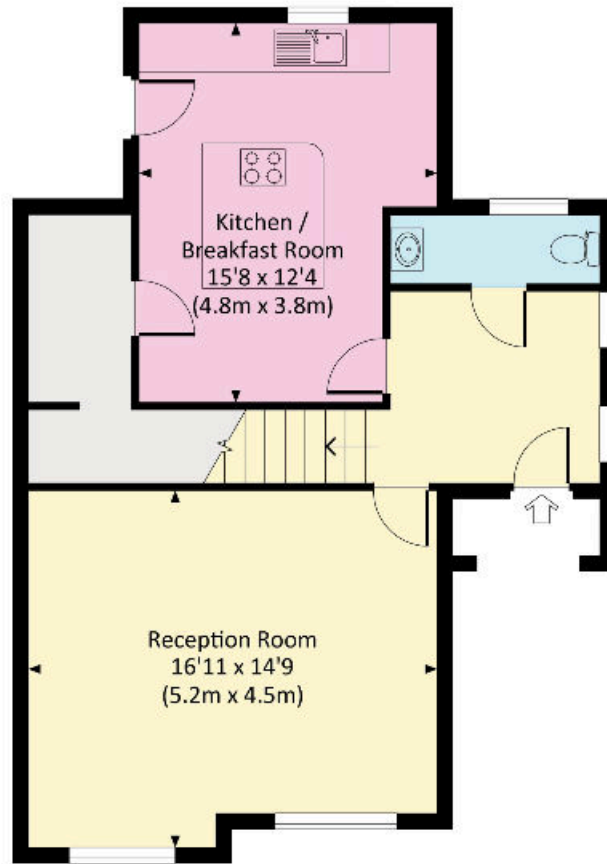


*This very desirable location is within close proximity to shops, cafes, bars and parks as well as Cheltenham's town centre. Cheltenham Town Centre 0.5 miles (10 min walk), Cheltenham Spa Rail Station 2 miles, M5 (J11a) 4 miles.*

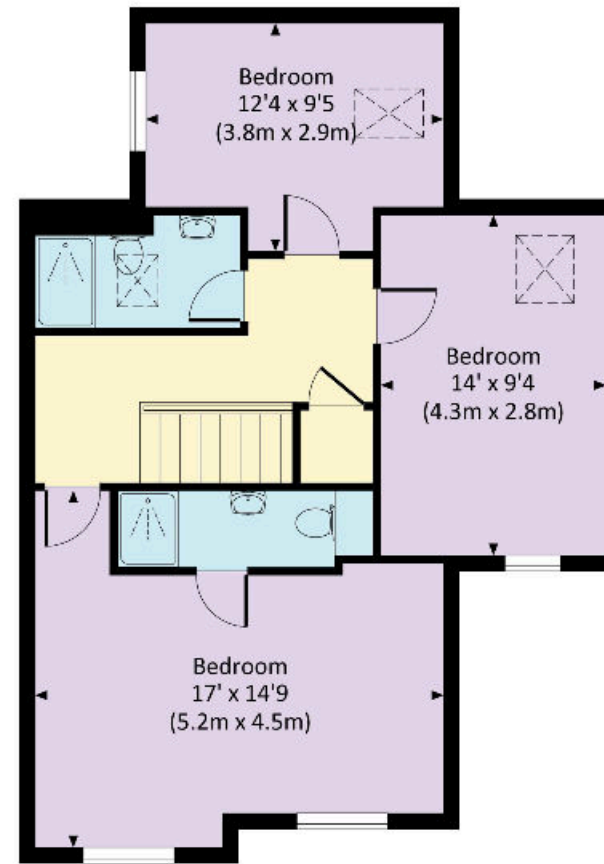


# PITTVILLE CIRCUS, GL52

Approx. gross internal area  
1204 Sq Ft. / 111.9 Sq M.



GROUND FLOOR



FIRST FLOOR

Knight Frank  
Cheltenham  
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Cheltenham  
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**I would be delighted to tell you more.**

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