



Lake House, Pittville Lawn, Cheltenham

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# Lake House, Pittville Lawn, Cheltenham

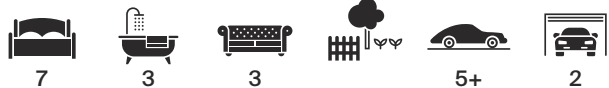
A beautiful and rarely available Regency era townhouse set over three floors with a lovely garden, off-road parking and a double garage. Overlooking Pittville Park and Lawn this beautiful semi-detached townhouse is bordered by mature hedging and has a gated carriage drive suitable for parking several cars. To the right of the property is separate access to the double garage.

Cheltenham Town Centre 0.5 miles

Cheltenham Spa Rail Station 2 miles | M5 (J11a) 4 miles

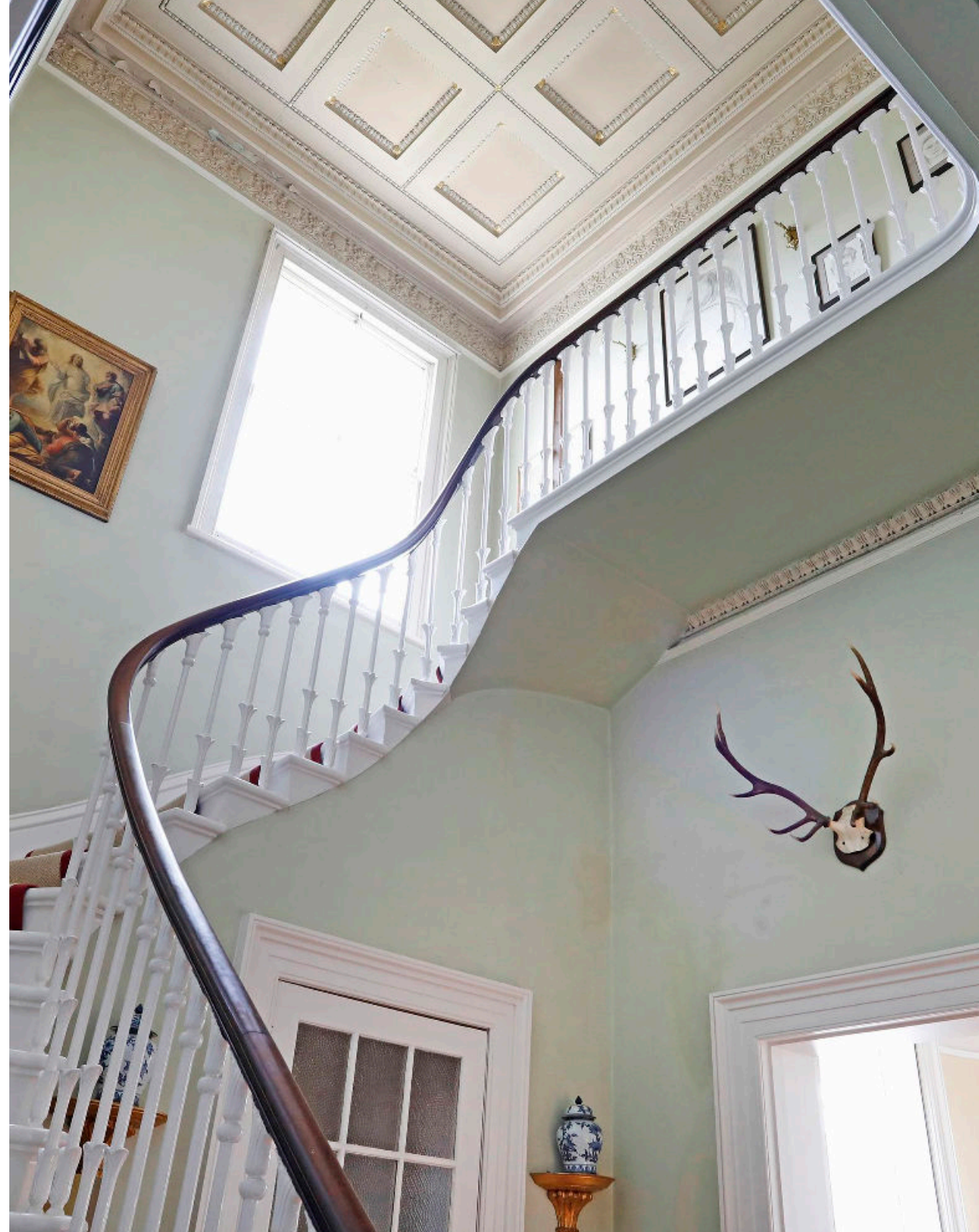
Bristol City Centre 44 miles | London 95 miles

(All distances approximate)



## Local authority

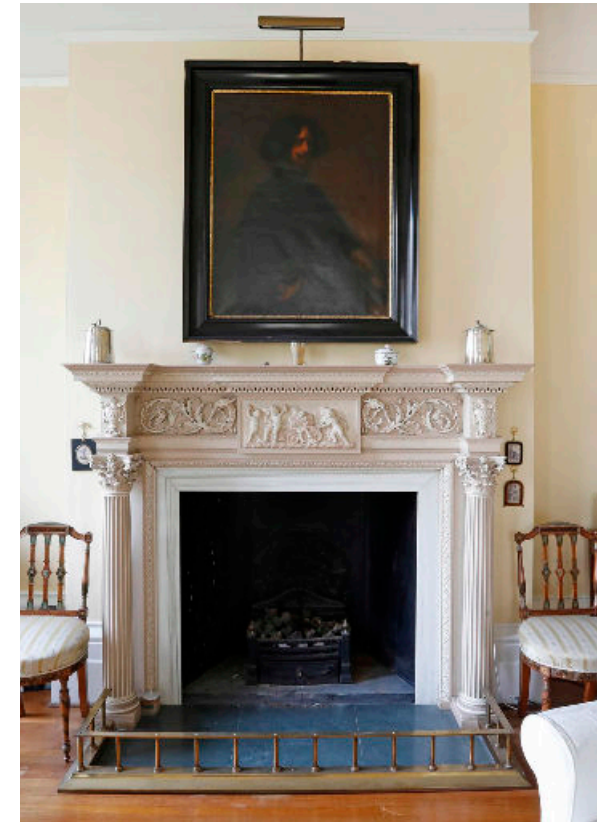
Cheltenham  
Borough Council  
01242 262626







A rarely available Grade II listed, semi-detached villa.







## The property

There are two entrances to the property, the very grand main entrance and a side entrance which has a pretty wrought iron porch. Access to the lower ground accommodation is also at the side of the property. On entering the property from the main entrance door into a small porch then into the entrance hall there is an immediate sense of opulence with the reception halls' fine cantilevered staircase, and quite stunning detailed plasterwork. The beautiful drawing room has floor-to-ceiling sash windows which flood the room with natural light. There are many fine period features throughout the property such as ornate fire surrounds, floor-to-ceiling windows with shutters and deep skirting. There is an equally impressive dining room overlooking the garden with a kitchen and cloakroom completing the accommodation on this floor.

On the first floor, there is a lovely principal bedroom with double aspects, overlooking both the garden and Pittville Lawn. There are three further generous double bedrooms a bathroom and a shower room. A short staircase leads to a small loft.

The lower ground floor is currently separate from the main house and comprises a large reception room, kitchen, bathroom and cloakroom, original wine store, storeroom and three good size bedrooms/reception rooms.

## Outside

The property is bordered by mature hedging with areas of lawn, deep flower beds and specimen trees including a Catalpa and Ginkgo Biloba.

The gated carriage drive provides parking for several cars and there is a double garage.





## Situation

Pittville Lawn is a stunning location in the highly regarded area of Pittville and boasts many fine individual period homes. Pittville Park is the largest ornamental park in Cheltenham and features the Pump Rooms and lakes with walkways and bridges. Cheltenham itself is a Regency Spa town renowned for its fine architecture, famous gardens, an eclectic mix of shops, restaurants and boutiques. It has excellent schooling with Cheltenham Ladies' College, Cheltenham College and Dean Close to name just a few. The town is also famous for its festivals including literature, jazz and science, not to mention the Cheltenham Festival hosted at Prestbury Park.



## Approximate Gross Internal Floor Area 458.2 sq m / 4,932 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2022. Photographs and videos dated February 2022.

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