



Ellesmere Grove, Cheltenham  
Gloucestershire **GL50**



# Ellesmere Grove, Cheltenham, GL50

Sitting in a quiet Quil-de-sac of similar houses this detached family home is located just off The Park in central Cheltenham and boasts in excess of 2,900 sq. ft. of accommodation to include five bedrooms, three bathrooms and a double garage. The location is excellent for access into central Cheltenham and Montpellier.

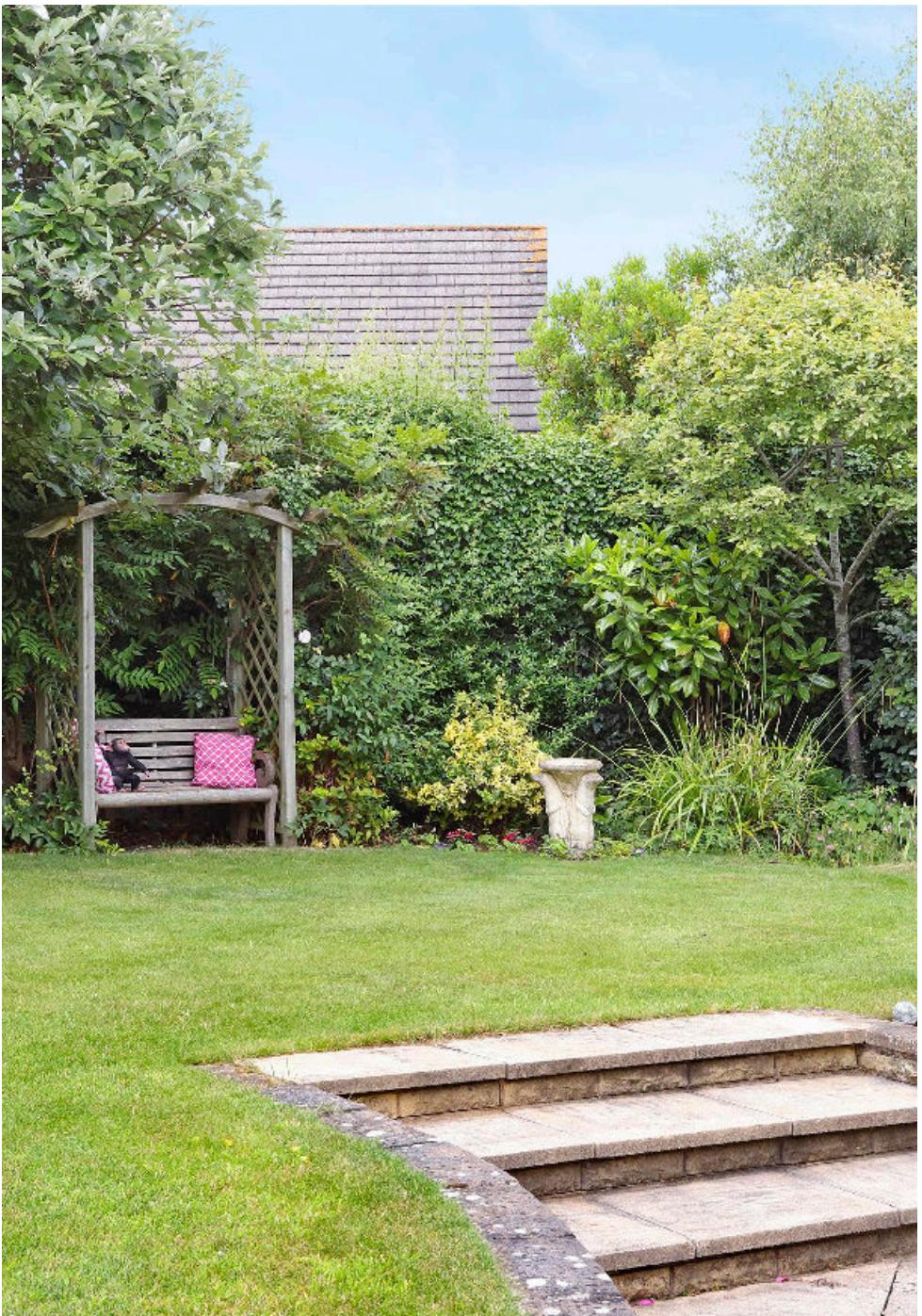


**Guide price:** £1,300,000





Over 2,900 sq. ft. of accommodation over two floors.



## The Property

Ellesmere Grove sits in a corner plot in a quiet no through road with flexible and well-proportioned accommodation over two floors. The house was built circa 1992 and boasts an excellent position with a double garage. The layout briefly comprises an expansive reception hall with central stair case and access to the principal reception rooms to include a sitting room, with conservatory, a dining room and a family room. There is a lovely kitchen/breakfast room which faces onto the rear gardens and has access into a spacious utility room and thereafter internal access to the double garaging.

Upstairs, there are five bedrooms in total, three of which have en suites. The principal bedroom has a bathroom and plenty of built in storage. A family bathroom serves the remaining two bedrooms.

Outside, there is a lovely rear garden which is mostly laid to lawn with a patio area and a variety of mixed plants and shrubs. To the front is a large driveway with access to the garaging.

## Location

Ellesmere Grove is located just off The Park in Cheltenham and has excellent access to good quality Schooling and central Cheltenham. The Park is a prime residential area in Cheltenham and is situated just 700 yards from Montpellier and is ideally positioned for the Suffolks and the Bath road amenities. Cheltenham Spa rail station is 1 mile distant and M5 J11 (N&S) 3 miles. (Distances approx.)

Cheltenham is a Regency Spa town renowned for its fine architecture, famous gardens and reputable schools including Cheltenham Ladies College, Cheltenham College, Dean Close and Pate's Grammar School. The town has an eclectic mix of quality shops, bars and restaurants, theatres and cinema and plays host to many sporting events and festivals.



A fabulous West Facing rear garden.

# ELLESMORE GROVE, THE PARK, GL50

Approx. gross internal area

2953 Sq Ft. / 274.3 Sq M.



**Knight Frank**

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I would be delighted to tell you more

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All measurements are approximate and for guidance and illustrative purposes only.  
Photography and Floor Plans by [www.thedowlingco.com](http://www.thedowlingco.com) - +44 7793 974 209



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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