

45 The Park, Cheltenham, Gloucestershire







Possibly the finest home in Cheltenham – a multi-award winning classical villa, set in private grounds close to the town centre.

Summary of accommodation

Main House

Ground Floor – Reception hall | Library | Drawing room
Kitchen/breakfast/family room | Dining room
two guest bedroom suites

First Floor – Principal bedroom suite
Three further bedroom suites | Cinema room
Playroom/games room

Garden and Grounds

Extensive terracing with outdoor kitchen
Large heating swimming pool | Lawns and wildlife pond
Double garage

In all about 0.75 acres



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Situation

The Park is a quiet residential area predominantly made up of substantial villas and some smart apartments and is considered to be one of Cheltenham's most well regarded locations. There is a lovely history attached to the area and great care has been taken to retain the elegant street scene with the wide tree lined avenues being home to some of the towns best property. Tivoli lies adjacent to The Park with its local independent shops, cafes and a delightful array of stores available in both Montpellier and the Promenade which are some 0.5 miles distant. The house is well placed for access to the M5, north and south and the A419 to Swindon and the M4

Distances

Cheltenham Spa railway station 1.2 miles

M5 Junction 11 3.4 miles

(Distances approximate)





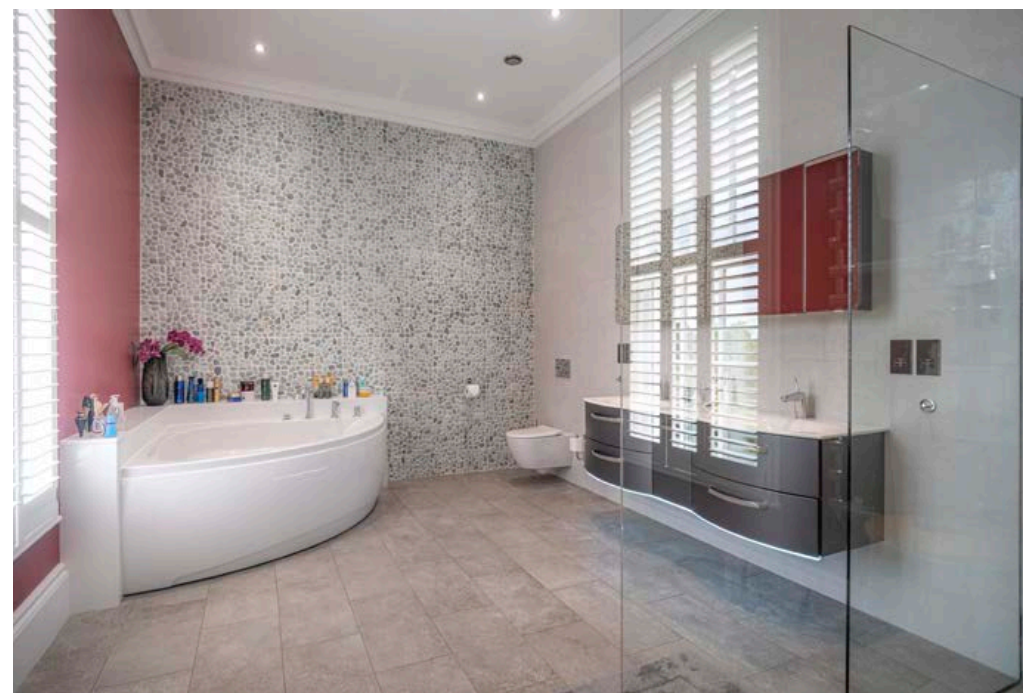
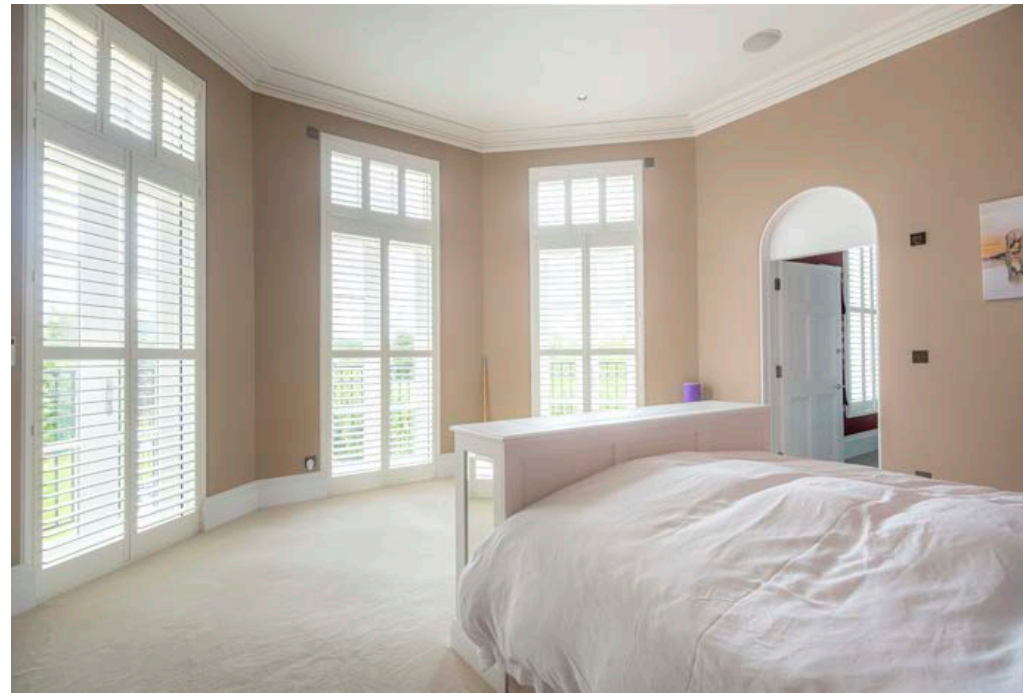
45 The Park

45 The Park is a wonderful, light-filled modern villa, situated in arguably the finest location in Cheltenham. Constructed about 15 years ago for the previous owners, the house was built to exacting standards and has since been further enhanced and improved by the current owners, with extensive accommodation and outstanding attention to detail. The two-storey accommodation extends to over 7000 square feet and includes versatile and flexible living accommodation. Notable features include a top-lit cantilevered stone staircase, a magnificent kitchen open to an informal octagonal sitting room, and an octagonal principle bedroom above. Accessed from the wonderful reception hall, the library and stunning drawing interconnect with the drawing room opening via French doors to the garden.

On the first floor are four double bedrooms, including an extraordinary octagonal master bedroom with a substantial fully fitted dressing room and en suite bathroom. The remaining bedrooms all feature en suite facilities and air conditioning. The eastern wing of the house, above and to the rear of the garage, comprises two further guest bedrooms suites at ground floor level, whilst on the first floor there is a large playroom, shower room and fully fitted cinema. The main living areas face south over the gardens and all open onto a huge sun terrace.











Garden and Grounds

The rear garden is one of the largest in the town and is remarkable for its privacy. It faces south and has views to Leckhampton Hill and the Cotswold Escarpment. The very substantial paved terracing is home to various 'zones' for both dining and lounging and to one side there is a full outdoor kitchen ideal for entertaining on a large scale. The terrace gives way to lawns where there is a beautiful heated swimming pool with automatically controlled safety cover. Beyond the pool the lawns extend to the far end of the garden where there is a small wildlife pond. The approach is secluded from the road by mature trees, with vehicular access in to a sweeping resin bond driveway providing parking space for numerous vehicles leading to a double garage. The front garden is enclosed by wrought iron railings.

Awards

45 The Park has won several awards, including the Georgian Group's Giles Worsley Architectural Award 2008 for a 'New Building in a Georgian Context' and Best Architecture (single unit) in the Daily Mail Property Awards in 2008. It has featured in a number of books and magazines.

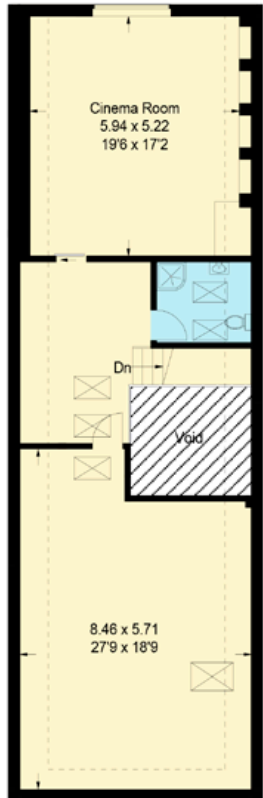


Approximate Gross Internal Floor Area

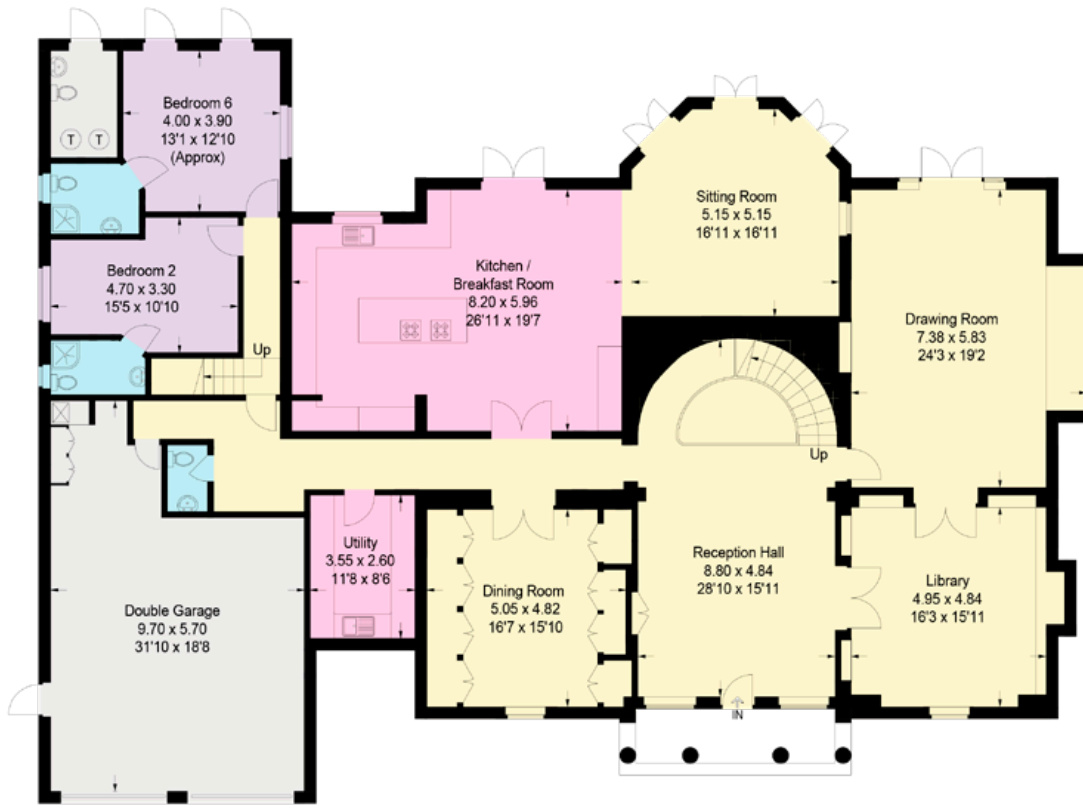
661.3sq m / 7,118 sq ft

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.

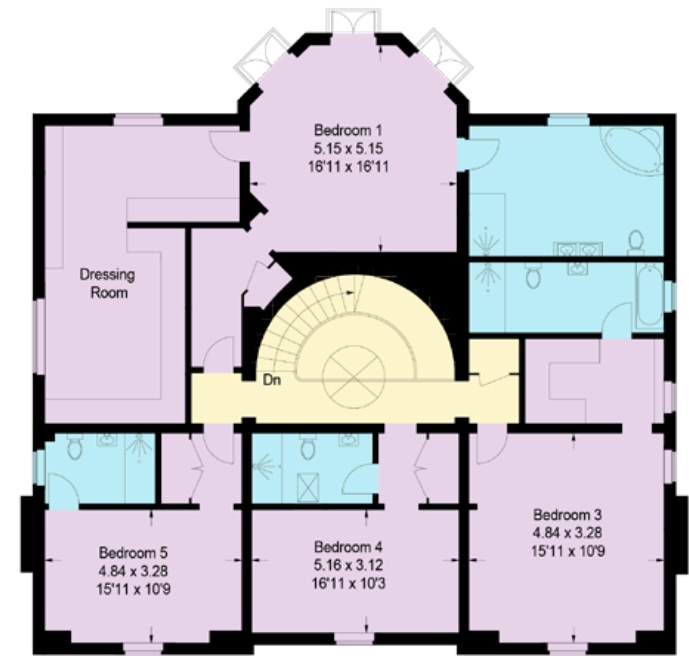
 = Reduced headroom below 1.5 m / 5'0"



First Floor



Ground Floor



First Floor



Property information

Tenure: Freehold.

Services: Mains water, electricity, gas and drainage. Gas fired central heating.

Local authority: Cheltenham Borough Council. www.cheltenham.gov.uk.
Tel: 01242 262626.

Council Tax Band: H

Energy Performance Certificate Rating: Band C

Directions (Postcode: GL50 2SD)

From Imperial Gardens, head south on The Promenade past the Queens Hotel. At the roundabout, outside The Ivy, take the second exit on to Suffolk Square. At the traffic lights head straight over on to Park Place and continue to the mini roundabout with Moorend Park Road. Take the second exit and number 45 is found after a short distance on the left.

Viewings

All viewings strictly by appointment only through the vendors' sole selling, Knight Frank LLP.



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 April 2023. Photographs and videos dated March 2023.

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