

4 Viburnum Close

Cheltenham, Gloucestershire



A superb family home off The Park in a corner plot with a generous garden, parking and garaging.



Summary of accommodation Main House

Ground floor: Entrance hall | Reception room | Snug | Kitchen/breakfast room | Dining room | Utility room
WC | Double garage

First floor: Principal bedroom with en suite and dressing room | Bedroom with en suite shower room
3 further bedrooms | Family bathroom



Situation

(Distances and times are approximate)



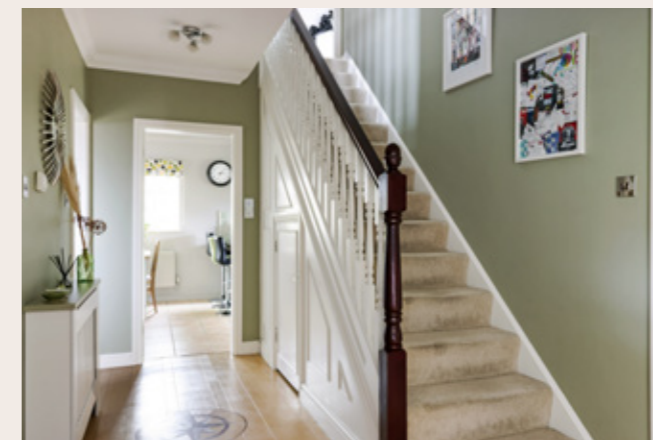
The Park is a prime residential area in Cheltenham and is situated just 700 yards from Montpellier and is ideally positioned for the Suffolks and the Bath road amenities.



Cheltenham 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.



Cheltenham Spa rail station is 1 mile distant and M5 J11 (N&S) 3 miles. (Distances approx.)



Viburnum Close

Viburnum Close sits in a fantastic no through road in a corner plot on this lovely Cul-de-sac just off the popular area of The Park. The house has flexible and well-proportioned accommodation over two floors with a welcoming reception hall which gives access to a large reception room with stunning fireplace and French doors leading out onto the rear patio and garden.

To the opposite side of the house lies the kitchen/breakfast room which seamlessly opens into a snug and utility room. There is also a separate dining room from the kitchen space which also links up with the hallway.

Upstairs, there are five bedrooms in total. The principal bedroom enjoys a walk in dressing room, en-suite modern bathroom and views over the rear gardens. There is also a lovely guest bedroom to the opposite side of the house which features a lovely en-suite shower room and built in cupboards. The rest of the first floor is complete with three further bedrooms which share a generous family bathroom.



Gardens

Outside there is a driveway to the front with ample parking, large double garage, which has an integral door off the utility room, and a rear door which goes to the garden. The garden is beautifully landscaped with a fantastic patio terrace, large area of level lawn and a mixture of mature trees and shrubs throughout. To the southern end of the garden is an additional patio terrace.

Property Information

Tenure: Freehold.

Guide Price: £1,200,000

Services: All mains services.

Local Authority: Cheltenham Borough Council

Council Tax: Band G

EPC: D

Directions: Postcode: GL50 2RL

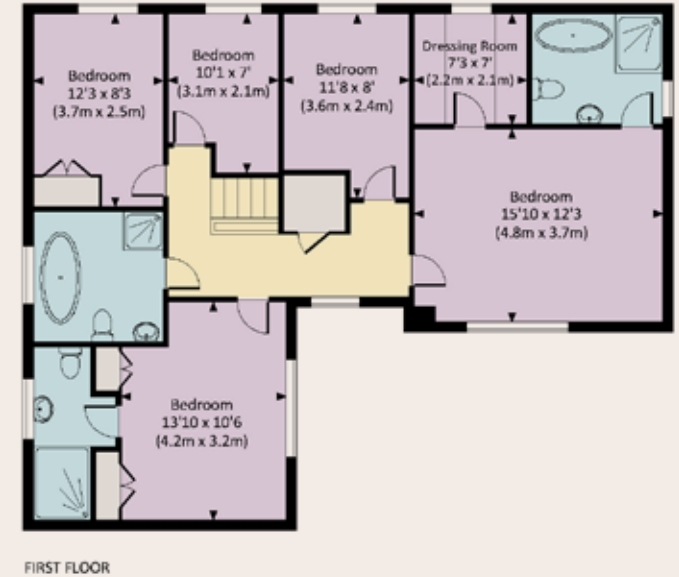
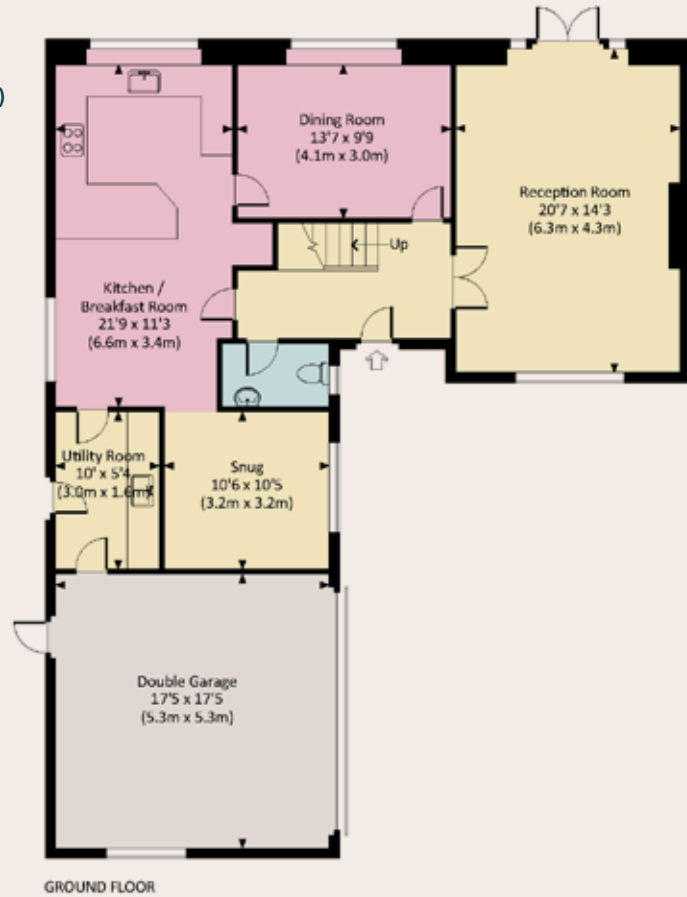
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

Main House: 185.2 sq.m / 1,993 sq.ft

Main House: 213.9 sq.m / 2,302 sq.ft (Inc. Double Garage)

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.



Knight Frank
123 Promenade
Cheltenham
GL50 1NW
knightfrank.co.uk

I would be delighted to tell you more

Harry Bethell
01242 246952
harry.bethell@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing_help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.