

6 Park Place, Cheltenham, Gloucestershire

A delightful Grade II listed home with secure off road parking, large town garden and a self contained lower ground floor apartment.

Description

Graceful and inviting, 6 Park Place is a Grade II listed semi-detached period house, offering generous living spaces across four floors. A separate lower ground floor apartment, with two bedrooms, kitchen, and bathroom, provides independent living options. The integrated staircase to the ground floor can be easily reopened to reconnect these spaces to a single dwelling. The ground floor features a wide reception hall, and majestic drawing room with a fireplace, sash windows, and ceiling cornice. The kitchen/dining room boasts fitted units and appliances, while the office and cloakroom complete the space. On the first floor, there are two generously-sized bedrooms, including an en suite principal bedroom, whilst a family bathroom with a corner spa bath and walk-in shower serves the other. The second floor houses a spacious en suite bedroom with extensive eaves storage and provides the perfect hideaway for guests. Outside, a charming walled town garden is larger than most for homes of this type and location and offers a paved patio, a manicured lawn, a summerhouse/shed and gravelled gated parking reached from the access lane to the rear. There is also parking in the rear lane. 6 Park Place is a delightful home providing excellent, flexible accommodation options in a highly sought location, only a few moments walk from Montpellier.







Location

6 Park Place is nestled in a desirable location, within easy reach of a variety of amenities in Tivoli, The Suffolk's, Montpellier, Bath Road, and the town centre. Cheltenham Spa train station is just a stone's throw away, offering direct access to Birmingham, Bristol, and London. A diverse range of independent and state schools, including Dean Close, Cheltenham Ladies College, Cheltenham College, and Bournside School, are situated within close proximity. Convenient access to the M5 North and South at junctions 11 and 11a.

Property Information

Guide Price £1,150,000

Tenure Freehold

Services All mains services are connected.

Local Authority & Council Tax Band Cheltenham Borough Council 01242 262626

Tax Band E





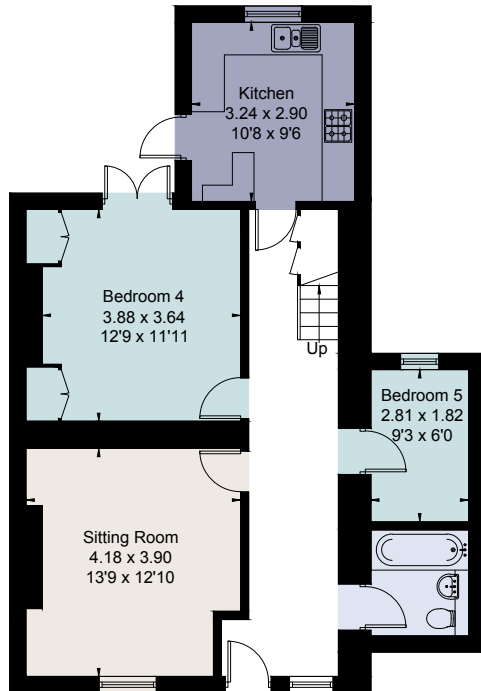
Approximate Gross Internal Floor Area

Total Area: 236 sq m/2,540 sq ft (Excl. Shed)

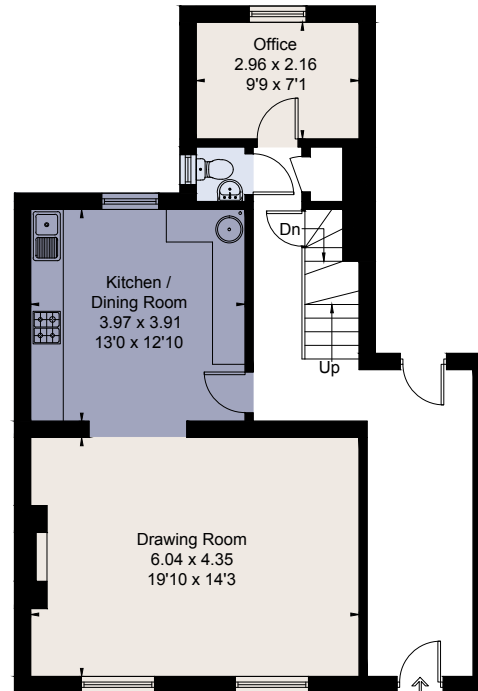


This plan is for guidance only and must not be relied upon as a statement of fact.

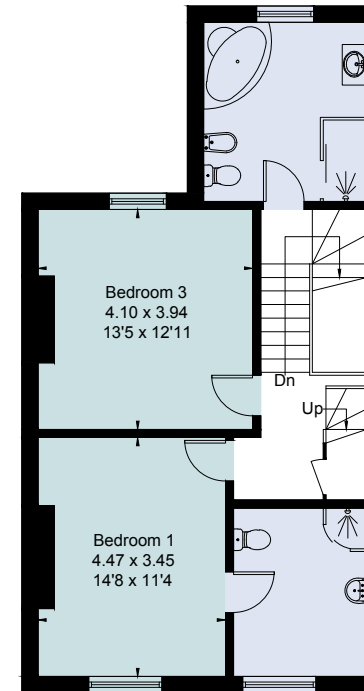
Attention is drawn to the important notice on the last page of the text of the Particulars.



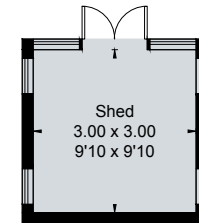
Lower Ground Floor



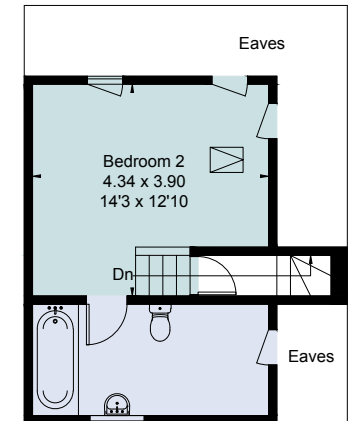
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

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I would be delighted to tell you more

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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 November 2023. Photographs and videos dated November 2023.

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