

83 The Park, Cheltenham, Gloucestershire, GL50 2RP



A fantastic and unique home sitting at the end of a long private driveway on the renowned Park address.

Description

The Park is situated in one of Cheltenham's finest addresses nestled discreetly between Montpellier, Tivoli and the Bath Road areas of Cheltenham. The house is tucked away at the end of it's own private driveway and has been renovated to a high standard by the current owners over their tenure. The property uniquely comprises the majority of it's accommodation on the ground floor making it perfect for those that prefer lateral accommodation. Opening via the front door into a welcoming reception hall you are greeted by a modern staircase and access into various rooms to include a snug, guest bedroom and a larger guest bedroom to the end of the hallway with built in storage. There is a lovely and stylish modern shower room with beautifully appointed modern tiling and sanitary wear. To the left of the hallway is a fantastic sitting room with built in modern fireplace, dual aspect with doors leading out to the front driveway and gardens. This leads through to the open plan kitchen/dining room with windows and doors on all sides allowing ample of natural light throughout the space. There is a modern kitchen with floor and wall mounted units amongst fitted appliances and a door which leads out to the rear gardens. Upstairs, the modern staircase leads to the principal bedroom with it's luxury en suite shower room, built in storage and extra eaves storage for plenty of additional space. The room is both bright and spacious making it an excellent bedroom away from the ground floor of the house.



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Outside, there is a stunning landscaped garden with boxed hedging, mature planting and stone pathways amongst various seating areas to enjoy different aspects. In addition to the main house there is an office studio space which doubles up as storage and can be accessed from the front and rear of the property. The driveway has ample space for parking and subject to planning could accommodate a double garage.

Location

The Park is a quiet residential area, predominantly made up of substantial Regency villas and some smart apartments and is arguably Cheltenham's most exclusive address. 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 town's 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. Cheltenham's world-renowned schools, The Cheltenham Ladies College', Cheltenham College and Dean Close are all within a mile.

Property Information

Services All mains services are connected to the property

Local Authority Cheltenham Borough Council 01242 262626

Council Tax Band F



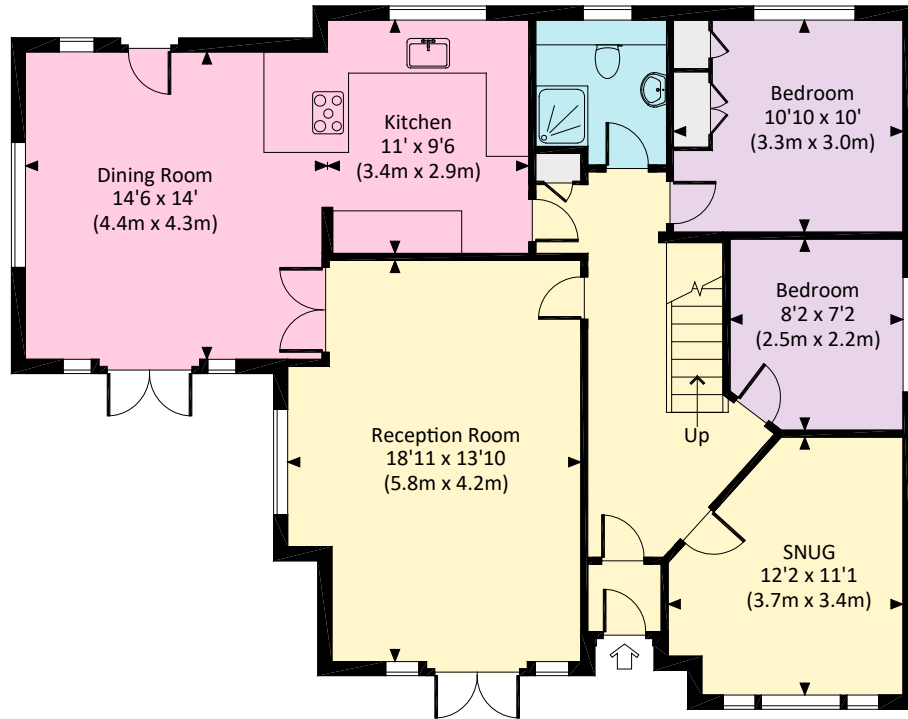
Approximate Gross Internal Floor Area

Total Area: 121.6 sq m/1,308 sq ft

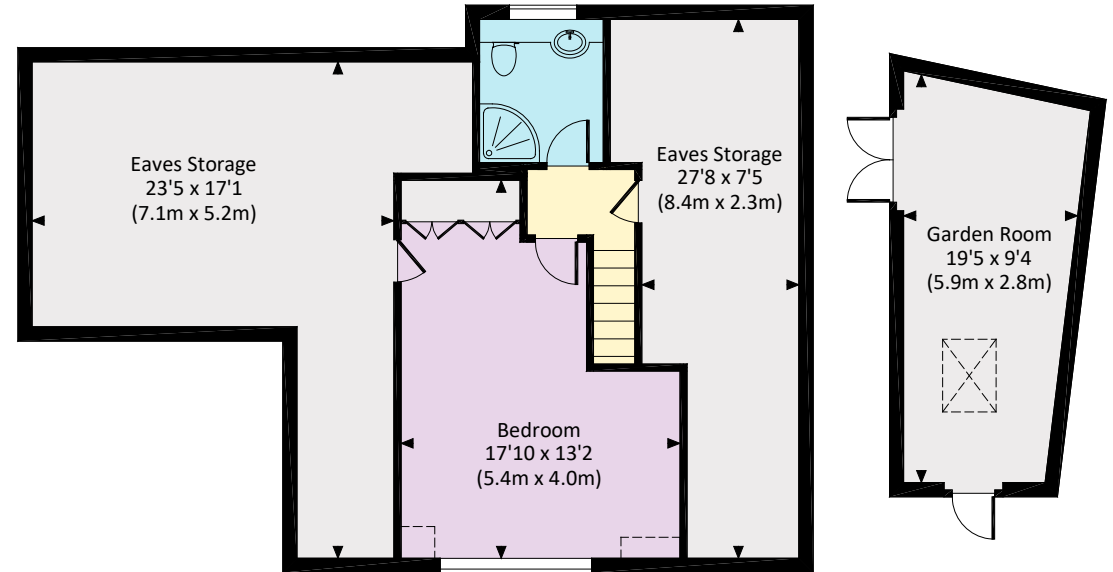
Total Area: 180.1 sq m/1,938 sq ft (Inc. Restricted height area, eaves storage and garden room)

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.



GROUND FLOOR



FIRST FLOOR

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

I would be delighted to tell you more

Harry Bethell
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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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