

5 Viburnum Close

Cheltenham, Gloucestershire



An extremely attractive, beautifully decorated home situated off the popular area of The Park with parking and a large private landscaped garden.



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Summary of accommodation

Main House

Ground floor: Entrance hall | Reception room | Kitchen/breakfast room | Dining room | Study | Studio
Utility room | Two cloakrooms

First floor: Principle bedroom suite | Guest suite | Three further bedrooms | Family bathroom

Outside: Garden | Double garage | Driveway





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. The town has an eclectic mix of quality shops, bars and restaurants, theatres and cinema and plays host to many sporting events and festivals.



Cheltenham Ladies College, Cheltenham College, Dean Close and Pate's Grammar School.



Communications are excellent with access to the M5 (J11A) via the A417 also connecting to the A40/A419 to Oxford, Swindon and London.



There are direct train services to London Paddington from Swindon and Cheltenham Spa and to Bristol Parkway and Birmingham New Street from Cheltenham Spa.



International airports can be found in Birmingham (approx. 64 miles) and Bristol (approx. 52 miles) with London Heathrow approximately 92 miles away.





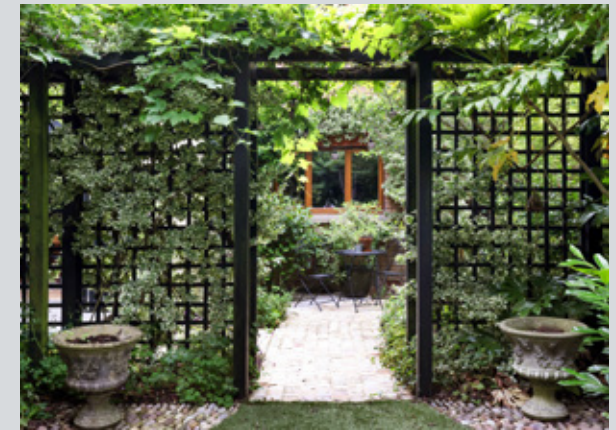
5 Viburnum Close

5 Viburnum Close is a lovely detached home built twenty four years ago, which occupies a wonderful corner plot on this quiet, desirable cul-de-sac. This modern and extremely stylish house is arranged over two floors with a welcoming reception hall, a large stunning reception room with stone fireplace and log burner and French doors leading out onto the large stone rear terrace and beautifully landscaped garden.

The entire ground floor has polished wood timber floorboards. There is also a cloakroom in the entrance hall. Also leading off the entrance hall is a stunning, bright, bespoke open-plan kitchen overlooking the back garden. There is an impressive range of wall and floor mounted units and appliances, a large central island and an abundance of storage and work top space. The kitchen cabinets are made from soft wood and are hand painted and the worktops are granite. The kitchen leads into a wonderful dining room with floor to ceiling windows and bifold doors which open seamlessly onto another terraced area and the garden, making it ideal for entertaining. Leading from the kitchen there is also a separate large study, utility room, and a converted garage which is currently being used as a clinic, gym and cinema room. The studio has a separate entrance and a cloakroom.

Upstairs the living accommodation comprises five bedrooms in total. The stunning principle bedroom has a walk in wardrobe, en suite bathroom and lovely views. The lovely second bedroom is also en suite with generous storage. In addition, there are three further bedrooms and a large family bathroom.





Outside

The garden is a private green oasis and is beautifully landscaped and manicured with attractive terraced areas, an area of level lawn and a mixture of mature trees and shrubs.

Property Information

Tenure: Freehold.

Guide Price: £1,395,000

Services: All mains services.

Local Authority: Cheltenham Borough Council
01242 262626

Council Tax: Band G

EPC: C

Postcode: GL50 2RL

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

Approximate Gross Internal Floor Area
219.6 sq.m / 2,364 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.



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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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