

1 & 3 ALL SAINTS VILLAS ROAD  
CHELTENHAM, GLOUCESTERSHIRE, GL52 2HB





## 1 & 3 ALL SAINTS VILLAS ROAD

Finished to exacting standards, this pair of beautifully proportioned four bedroom houses provide particularly well considered accommodation arranged over three floors. Externally, the properties benefit from gated off road parking for two cars together with manageable south facing gardens.

### DESCRIPTION

Set back from the road and behind wrought iron electric gates, this impressive pair of newly constructed houses benefit from secure off road parking for two cars together with particularly private and manageable south facing gardens with pedestrian access. The ground floor accommodation is particularly spacious and comprises of a formal sitting room to the front which is complimented beautifully by a fabulous open plan kitchen/breakfast/dining room with central island and bi-folding doors opening into the garden at the rear. Also on the ground floor is a utility room with external door and a cloakroom accessed from the wide reception hall. The first floor incorporates three bedrooms, two of which are particularly good doubles in addition to a family bathroom with separate shower cubicle. The top floor is reserved for the master bedroom suite which is spacious and benefits from fitted wardrobes, an en-suite shower room and dressing area on the landing. Constructed to particularly high standards, the property benefits from underfloor heating throughout the ground floor, beautifully appointed UPVC sash windows, a stunning contemporary kitchen by Abitalia, Cheltenham including Siemens appliances. The same company created the fitted wardrobes in the master bedroom which also benefits from electrically operated roof lights with blackout blinds and rain sensors.





### SITUATION

Located along this popular enclave where properties are rarely for sale and forming part of the renowned Pittville district of Cheltenham, famous for its Grade I Listed Pump Rooms, boating lake and stunning parkland setting. Pittville is synonymous with splendid Regency architecture and the property is located within walking distance of the town centre and numerous bespoke amenities including a sought after boutique hotel, a dentist and coffee shops to name but a few. All Saints Church is nearby, as are a number of highly regarded schools including Berkhamstead School and Holy Trinity.

### GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected.

Cheltenham Borough Council: 01242 262626.

Council Tax Band: (TBC).

New Build Warranty:

10 year CRL structural home warranty.

### VIEWINGS

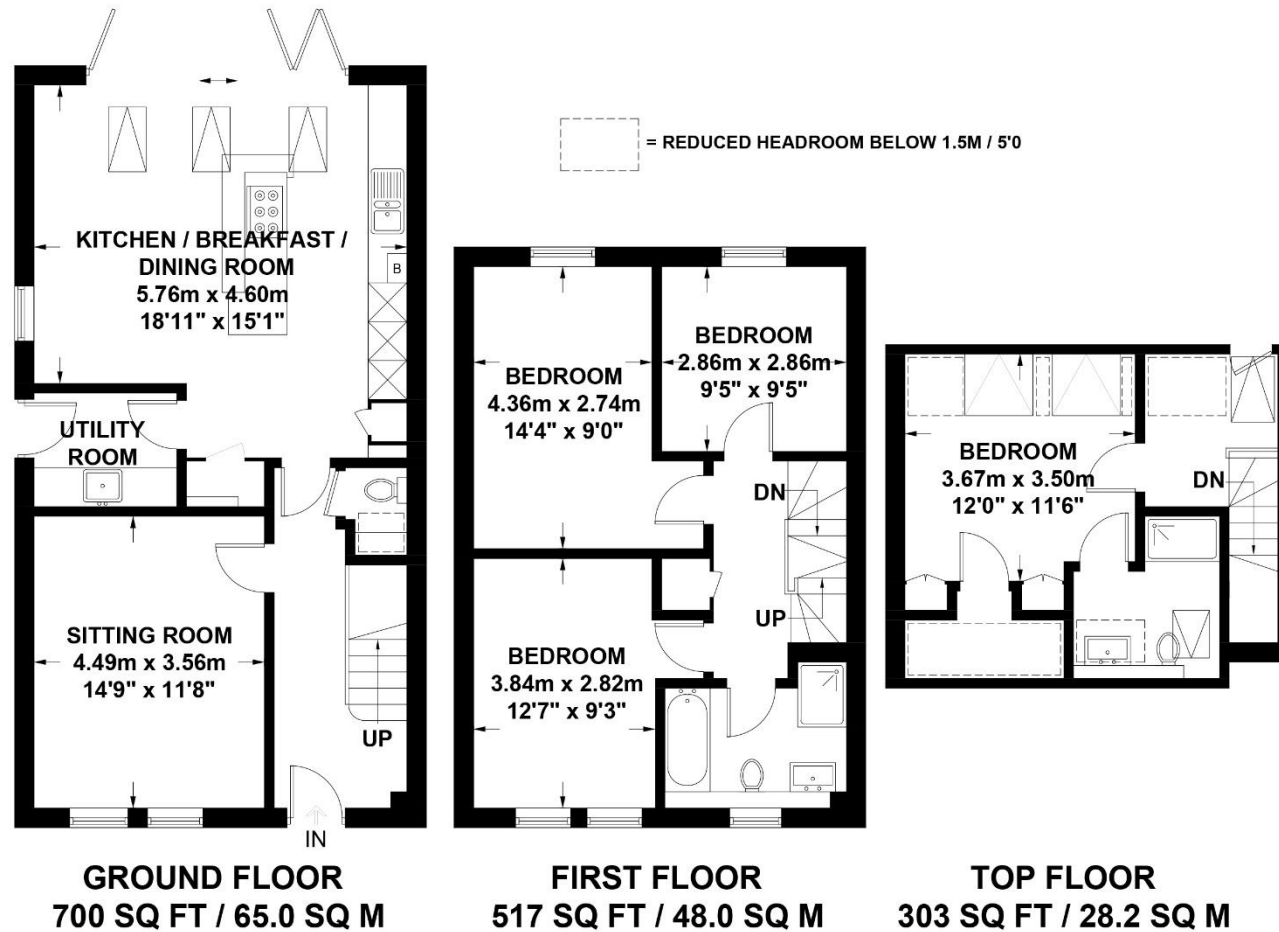
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.





\*Floorplan for 3 All Saints Villas Road

Approximate Gross Internal Area = 141.2 sq m / 1520 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,  
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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