

PARK WAY, WEST DRIVE,
PITTVILLE, CHELTENHAM, GLOUCESTERSHIRE, GL50 4LB

 Charles Lear



PARK WAY, WEST DRIVE

Set back from this leafy residential backwater behind electric gates, this substantial detached home is one of a pair of dwellings built some twenty years ago by a renowned local builder. Standing in beautiful private gardens, the property also benefits from double garaging and parking for four vehicles.

- Wide and spacious reception hall with a cloakroom and stairs to the first floor
- Three generous reception rooms including a family room and interconnecting sitting and dining rooms
- Superb open plan kitchen/breakfast room installed with a selection of integrated appliances, central island and doors into the garden
- Utility room housing the central heating boiler with ample space for white goods
- Three sizeable bedrooms with generous storage all benefitting from en-suite facilities and a fourth bedroom presently utilised as a study
- Principal bathroom
- Superb walled garden, planted with a sumptuous selection of plants, trees and shrubs
- Double garaging, parking and security entry phone

DESCRIPTION

This exceptional detached residence comes to the market for the first time in approximately 20 years. A well-loved and enjoyed home benefiting from beautifully presented and well-balanced accommodation including an entertaining kitchen leading into the garden, interconnecting reception rooms giving the feeling of space and three spacious bedroom suites complimented by stunning gardens and garaging.





SITUATION

Set back from this peaceful and predominantly residential road adjacent to Pittville Park, deemed Cheltenham's largest open green space which comprises of sweeping lawns, lakes and the historic Pump Rooms, the town's most impressive Grade I* listed building. Also close by is Prestbury Park Racecourse where the famous Gold Cup National Hunt horse race is held. Cheltenham is an established spa town renowned for its wide-ranging selection of excellent schools including Cheltenham College, Cheltenham Ladies College and Berkhamstead Preparatory School which is within a short walk.

GENERAL INFORMATION

Services:
Mains water, electricity, gas and drainage are connected to the property.

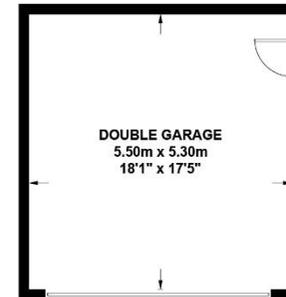
Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (G) - £3,027.75pa. (2020/2021).

VIEWINGS

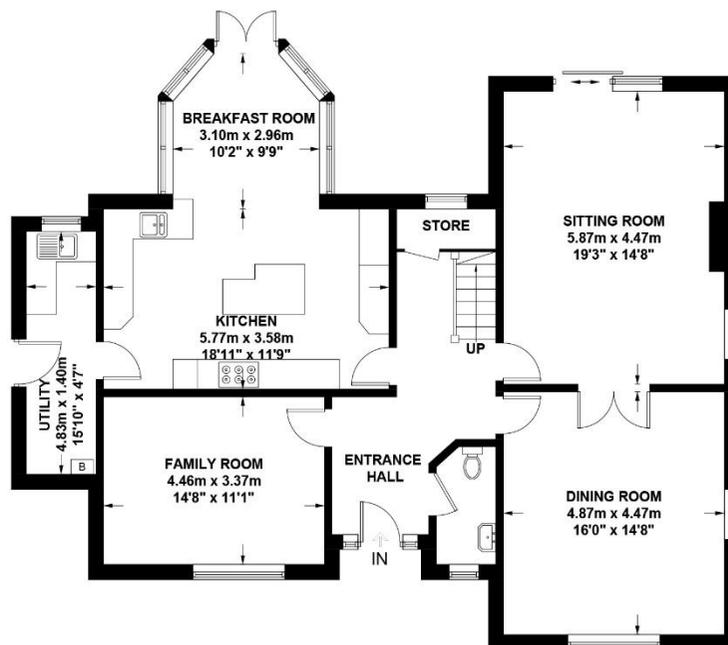
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



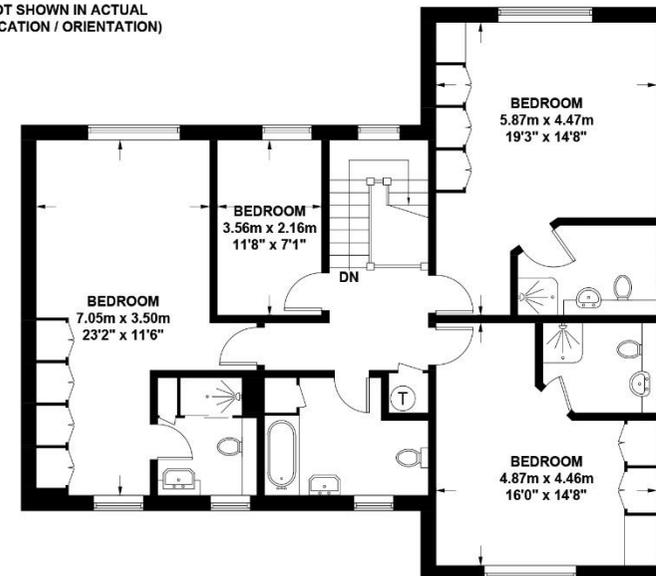
Approximate Gross Internal Area = 226 sq m / 2432 sq ft
 Double Garage = 29.1 sq m / 313 sq ft
 Total = 255.1 sq m / 2745 sq ft



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR = 1298 SQ FT / 120.6 SQ M



FIRST FLOOR = 1134 SQ FT / 105.4 SQ M

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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