

SPRINGFIELD, 9 WALNUT CLOSE,
CHELTENHAM, GLOUCESTERSHIRE, GL52 3AF



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This individual detached property has origins from c.1915 and occupies a private, mature garden approaching half an acre. Benefitting from secure gated parking for half a dozen vehicles as well as a detached double garage, the property is offered with six bedrooms, four reception and no onward chain.

- Individual detached property offering versatile accommodation in excess of 4000 sq.ft
- Wide hall with stairs to the first floor, cloakroom and doors leading to an impressive triple aspect drawing room with a fireplace and doors leading to a wide west facing sun terrace
- Formal dining room, ideal for entertaining, beautifully fitted open plan kitchen/breakfast room with a central island and an adjoining family room with doors to the garden as well as a useful utility room also with a door to the garden
- Five ground floor bedrooms including the principal and guest suites and a contemporary shower room to serve the remaining bedrooms
- First floor bedroom suite and a versatile TV /snug/second sitting room or occasional bedroom benefitting from generous eaves storage

A wonderful opportunity to acquire a unique detached property with generous, private gardens, parking for at least six vehicles along with a detached double garage. The property offers extremely versatile accommodation which is predominantly on the ground floor, ideal for a growing family or multigenerational living with many sizeable rooms including a 29ft 'L' Shaped open plan kitchen and adjoining family room located at the rear of the property.





SITUATION

Entering Walnut Close the property can be found on the left hand side at the end of a long private drive, sitting within its own established grounds. This property is located in the popular Pittville district of the town, famed for its exquisite Regency architecture, complimented by more recently built contemporary homes. The property is enviably close to Pittville Park and the historic Grade I listed Pump Rooms and boating lake with Cheltenham Town centre with its shopping, restaurants, theatres, cinema and many Festivals is within easy walking distance, as are many popular schools and Cheltenham Racecourse

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) - £3,163.96 pa. (2021/2022).

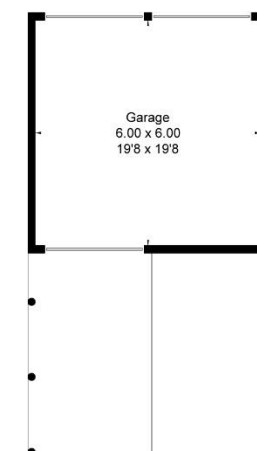
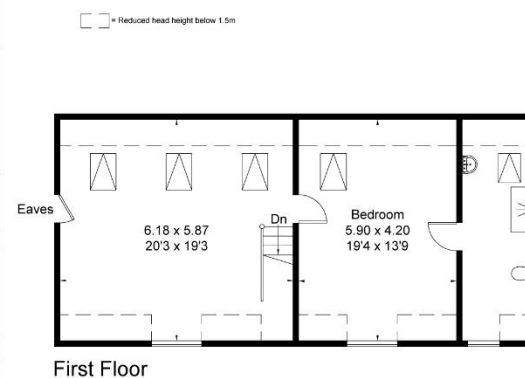
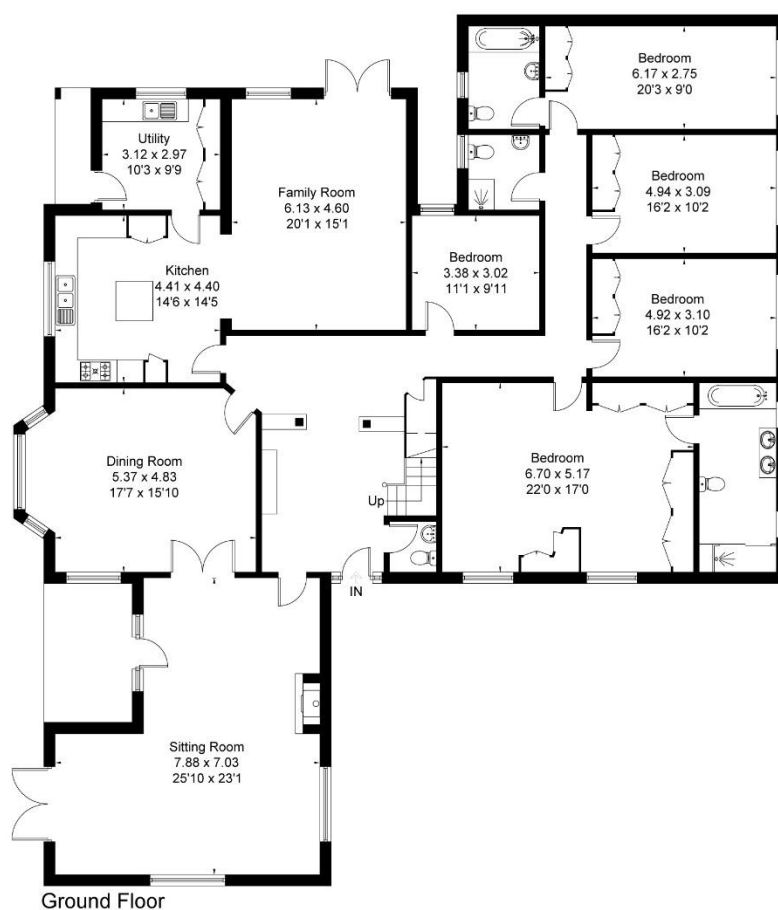
EPC Rating: D

VIEWINGS

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



Approximate Area = 373.3 sq m / 4018 sq ft
 Garage = 36.0 sq m / 387 sq ft
 Total = 409.3 sq m / 4405 sq ft
 Including Limited Use Area (14.9 sq m / 160 sq ft)



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 295680

103 Promenade, Cheltenham, Gloucestershire GL50 1NW
 T: 01242 222722 | E: sales@charleslear.com | W: www.charleslear.com