

THE MEWS HOUSE, 40 MALDEN ROAD  
PITTVILLE, CHELTENHAM, GLOUCESTERSHIRE, GL52 2BT





## 40 MALDEN ROAD

Set along this quiet backwater close to Pittville Park, 'The Mews House' was built in the 1980's and benefits from three generous double bedrooms and spacious living accommodation on the ground floor. The property also enjoys a garage, gated off road parking and a particularly private rear garden.

- Reception hall with stairs to the first floor, an under stair storage cupboard and cloakroom
- Beautifully proportioned kitchen/breakfast room with dual aspect and modern fitted units together with a utility room with door into the garden
- Generous sitting/dining room leading to a conservatory which overlooks the garden
- Master bedroom with fitted wardrobes and en-suite shower room
- Two further double bedrooms and principal bathroom
- Garaging, gated off road parking and a larger than average private garden

### DESCRIPTION

This unique mews house is accessed via a wrought iron gate and through a pretty patio garden. The accommodation, which is particularly bright and spacious, is arranged over two floors with the principal rooms all enjoying open aspects. The kitchen is spacious enough to dine in whilst the sitting/dining room is nearly 30' long and opens into the conservatory which overlooks the garden. The first floor has three double bedrooms with the larger benefiting from fitted wardrobes and an en-suite shower room. The two guest double bedrooms share a spacious principal bathroom.







### SITUATION

Located along this particularly quiet backwater which forms 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 Apostles.

### GENERAL INFORMATION

Services:

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

Local Authority:

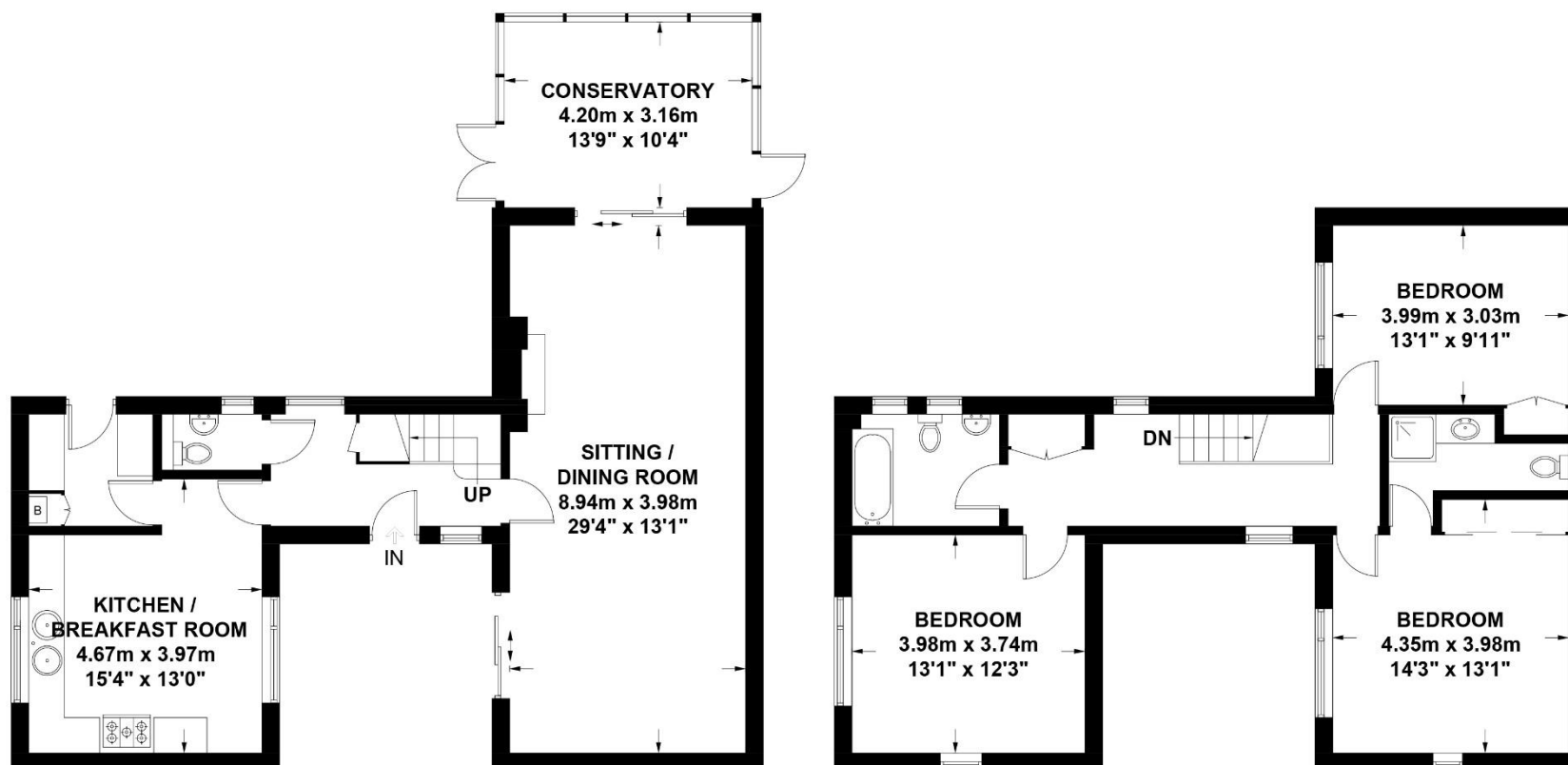
Cheltenham Borough Council: 01242 262626.

Council Tax Band: (E) - £2,142.88pa. (2019/2020).

### VIEWINGS

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

Approximate Gross Internal Area = 148.1 sq m / 1594 sq ft



**GROUND FLOOR = 878 SQ FT / 81.6 SQ M**

**FIRST FLOOR = 716 SQ FT / 66.5 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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