

CHERRY TREES, EVESHAM ROAD,
PITTVILLE, CHELTENHAM, GLOUCESTERSHIRE, GL52 3JN



CHERRY TREES, EVESHAM ROAD

One of a pair of outstanding modern houses constructed by a highly regarded local developer in 2022. Approaching 3,000sq.ft. including a double garage, our clients have had various noteworthy upgrades installed, making the house even more enjoyable.

DESCRIPTION

Enjoying a private resin drive offering parking for several vehicles, Cherry Trees has a double garage with electric door and partially boarded loft. An imposing front door opens into a wide entrance hall favoured with a view through the house and into the garden. The ground floor is particularly light, has underfloor heating throughout, and provides a large open-plan kitchen/dining/family room with central island incorporating a breakfast bar. The kitchen is fitted with top of the range Siemens appliances including a full height wine fridge and Quooker tap. Bi-fold doors open into the garden. In addition to the formal sitting room, which has a bay window and feature fireplace, the ground floor has a snug and home office together with a utility room and cloakroom. The first floor provides four double bedrooms including a principal suite with shower room and fitted wardrobes. A family bathroom with separate shower enclosure services the remaining bedrooms, two of which have fitted wardrobes. The landing also has a useful airing cupboard. The second floor offers a large guest bedroom with fitted cupboards, contemporary shower room and a generous cupboard housing a water tank and providing further storage. The bathrooms are by Crosswater with Laufen toilets and tiles by Mandarin Stone. Outside and to the rear is a magnificent west facing garden created by Elementa Designs. The private and secure garden is predominantly laid to lawn with a large patio for entertaining, provides various seating areas to enjoy





at different times of the day in addition to a water feature, irrigation system, lighting circuit, insulated and double-glazed summer house with power and light for year-round use, garden store and shed.

SITUATION

Set well back from the road and enjoying an excellent degree of privacy, Cherry Trees is one of just two detached properties built in 2022 within a stone's throw from Pittville Park with its historic Grade I Listed Pump Rooms, boating lake and other recreational amenities. The properties also provide exemplary access to Prestbury Park Racecourse, the home of national hunt racing.

Cheltenham's famous High Street and Promenade are within a 15 minute walk providing a very good range of shops, restaurants, cafes and wine bars along with many of the town's most highly respected schools.

GENERAL INFORMATION


- Mains water, electricity, gas and drainage are connected.
- Council Tax Band: (G) - £3,744.20pa. (2025/2026).
- 7 years remain on an ICW Structural Warranty.
- PHEV charging point in the garage.
- Alarm & CCTV systems already installed.
- EPC Rating of 86 (B).



Cherry Trees

Approximate Gross Internal Area = 228.0 sq m / 2454 sq ft
 Outbuildings = 39.4 sq m / 424 sq ft
 Total = 267.4 sq m / 2878 sq ft



 = Reduced headroom below 1.5m / 5'0

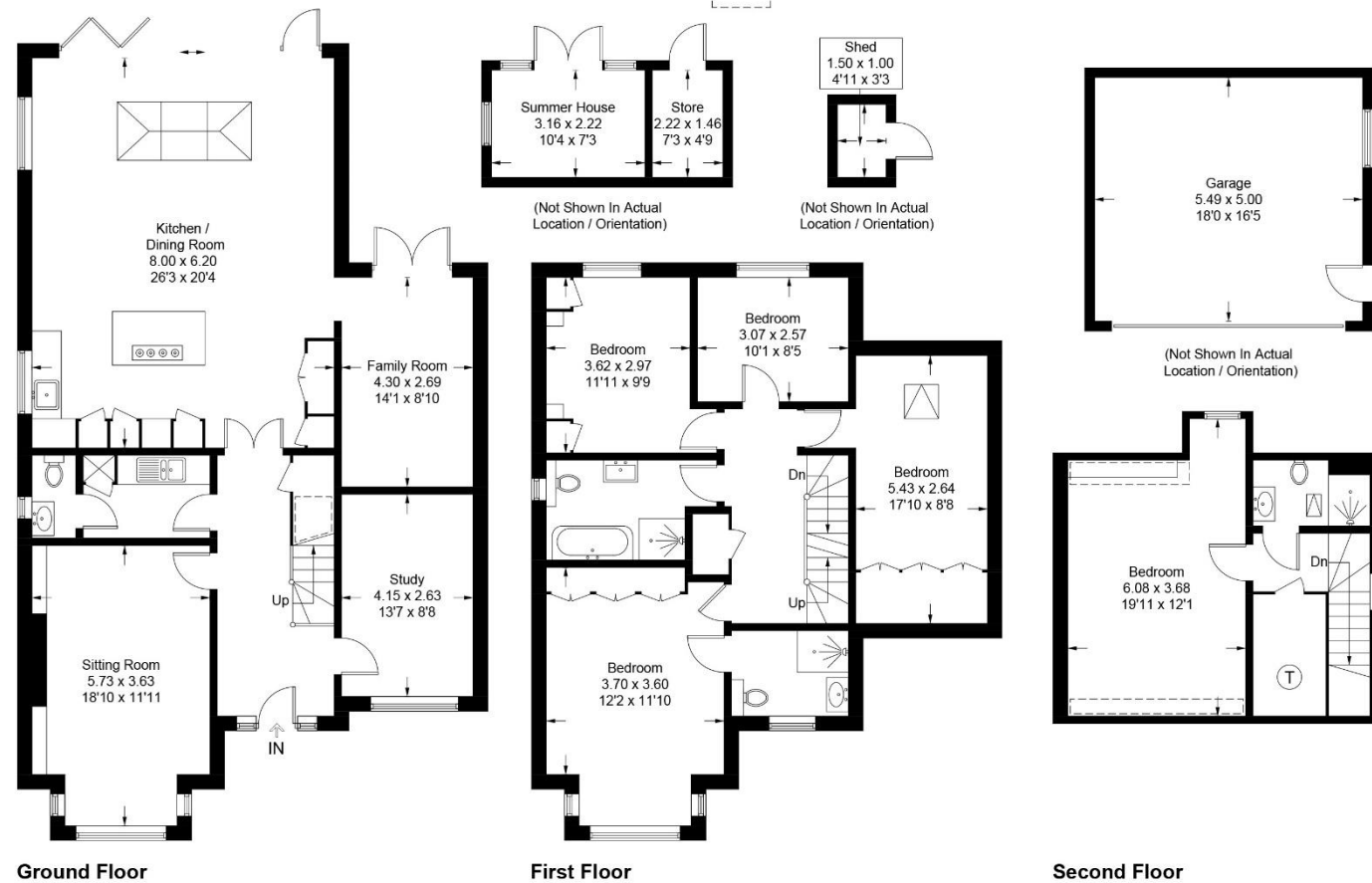


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1213850)