

CUMBERLAND LAWN, TIVOLI ROAD,
CHELTENHAM, GLOUCESTERSHIRE, GL50 2TF



CUMBERLAND LAWN, TIVOLI ROAD

Standing on one of the town's most sought after tree lined roads, this individual former coach house has been completely upgraded and significantly extended by the present owners to an extraordinary specification and offers spacious accommodation with secure gated parking and established grounds.

- Beautifully presented with four versatile reception rooms including a 26' living room
- Superb open plan kitchen/dining room with a bespoke fitted kitchen and an outlook over the garden, useful utility room and separate cloakroom
- Dual aspect sitting room with a contemporary fire place and a study or occasional fourth bedroom
- Three sizeable en-suite bedrooms, the principal bedroom having access to a Juliet balcony
- Established manicured grounds approaching 1/4 of an acre, garaging and generous gated parking

Set well back from the road, behind wooden gates providing the property with a great deal of privacy, Cumberland Lawn is a unique detached former coach house with light and airy living accommodation approaching 2600sqft. During the present owners 13 year tenure the property has been subjected to a considerable program of upgrading and enlargement and is finished to the finest quality. The accommodation is presented to the highest standard with a spectacular living room with doors to the garden, a dual aspect second sitting room, an outstanding kitchen/breakfast room, useful utility room and home office/fourth bedroom whilst on the first floor are three en-suite bedrooms, the principal being particularly impressive, featuring a Juliette balcony and a range of fitted wardrobes.





SITUATION

Deemed by many to be one of the town's most prestigious residential streets, Tivoli Road is synonymous with many historic properties and individual villas and leads to The Park district of Cheltenham. The house is set well back from the road behind a gated driveway and is within a comfortable walk of the excellent local facilities in Tivoli and Bath Road including a number of popular public houses, a butchers and delicatessen. It is no more than a few minutes stroll to Montpellier and the Promenade, both of which offer a wide range of shops and restaurants, the house is also well situated for the town's main schools.

GENERAL INFORMATION

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

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band: (F) - £2,960.60pa. (2023/2024).

EPC Rating: (TBC)


VIEWINGS

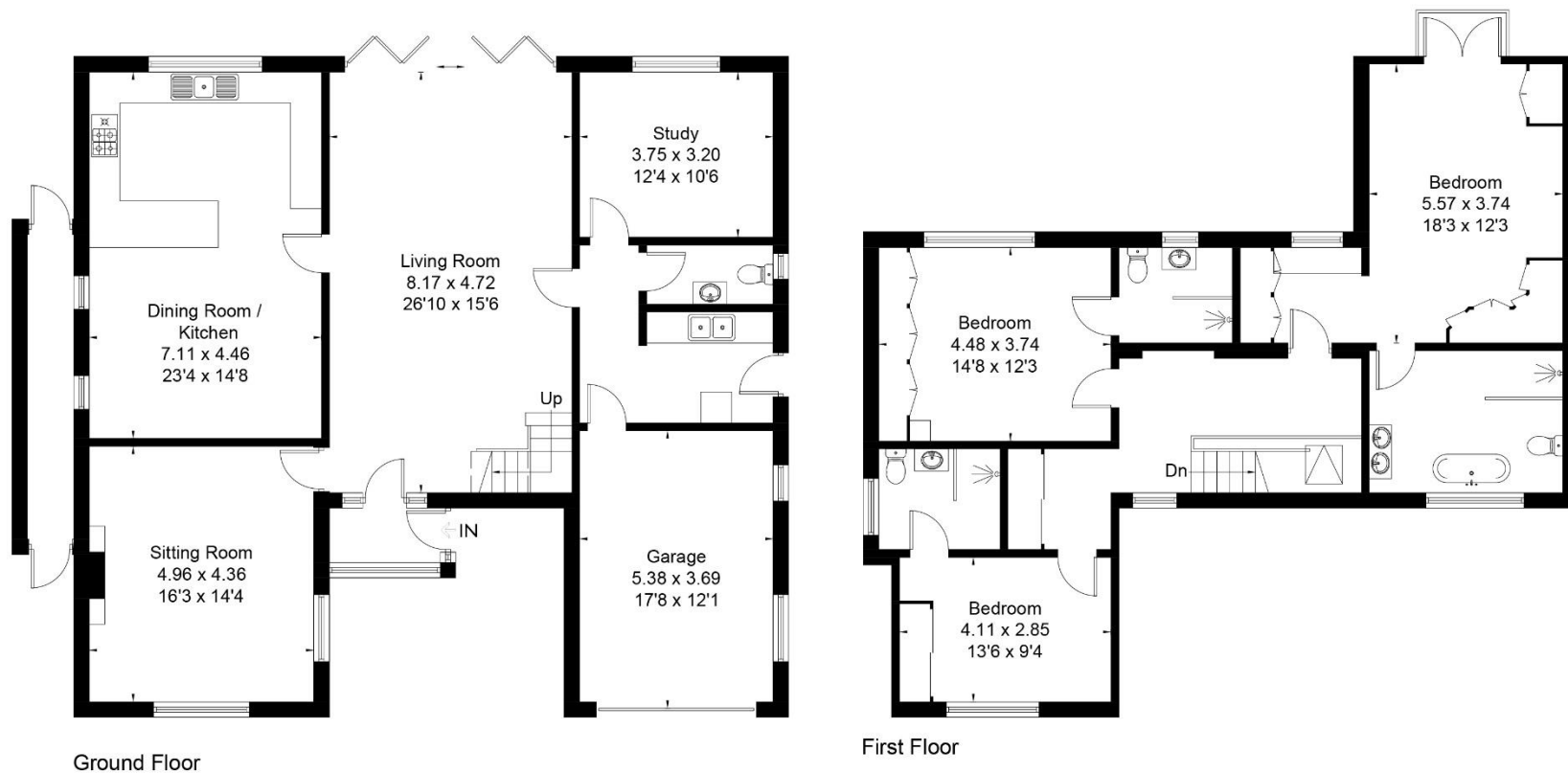
Strictly by prior appointment through the sole agents, Charles Lear & Co.



Approximate Area = 245.2 sq m / 2639 sq ft (Including Garage)
Including Limited Use Area (0.9 sq m / 10 sq ft)



 = Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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