

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

 Charles Lear





## 9 WALNUT CLOSE

Occupying the largest plot and most private position within the development, this substantial detached house offers beautifully balanced accommodation, measuring 2,450 sq.ft., largely arranged over the ground and first floors and with the benefit of an air source heat pump and EV charging point.

This brand-new detached home is well insulated and has been finished with the utmost attention to detail including high performance aluminium windows and doors including sliding doors opening into the garden. Internally, the house has been built with underfloor heating throughout the ground floor, overlaid with large format Karndean flooring and carpet in the sitting room. To the rear of the house is a magnificent kitchen/dining/family room complete with a contemporary kitchen by Hacker, Germany, designed and installed by Culina Balneo, Cheltenham. The kitchen includes a sizeable central island with quartz worksurfaces, Siemens appliances throughout including an induction hob and wine cooler, whilst an extra-large lantern provides the maximum of light. The ground floor also offers a family room and separate home office. The first floor offers four beautiful bedrooms and two bath/shower rooms including a contemporary family bathroom and en-suite to the principal bedroom. The top floor plays host to a substantial guest bedroom with a shower room and plentiful space for an office area. The bathrooms are tiled using tiles from Mandarin Stone, sanitaryware is by Laufen, baths by Waters of Ashbourne and brassware from Crosswater. The property is alarmed, has been CAT 6 cabled and comes enabled for fibre broadband. Outside and to the rear is a full landscaped garden with porcelain tiled patio and turfed lawns. To the front is a resin bonded driveway.





### SITUATION

Set well back from the road and enjoying an excellent degree of privacy, this exciting new development of just three detached dwellings is 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 fifteen 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 to the property.

Cheltenham Borough Council: 01242 262626.  
Council Tax Band: (TBC).

10 Year ICW Structural Warranty.

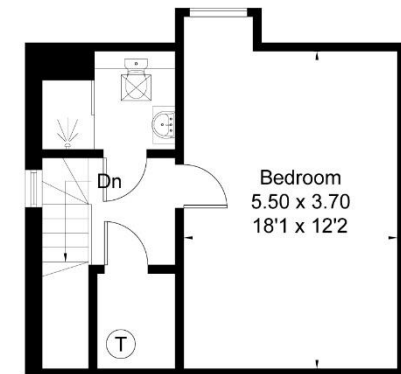
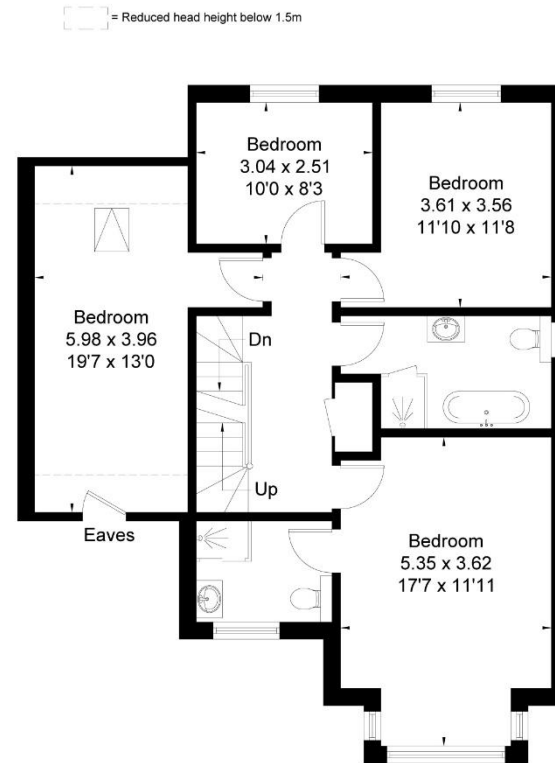
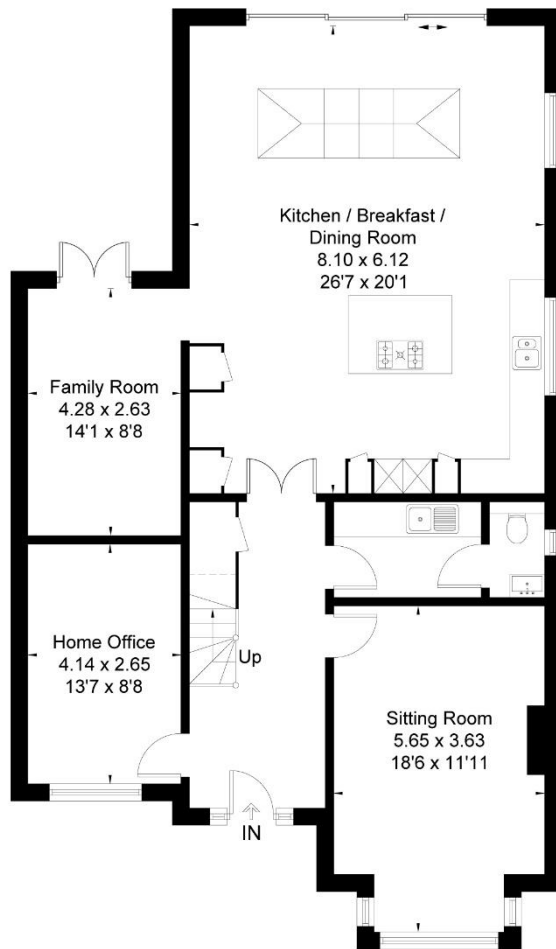
### VIEWINGS

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





Approximate Floor Area = 227.6 sq m / 2450 sq ft



Ground Floor

First Floor

Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63445