

21 FLORA CLOSE,  
CHELTENHAM, GLOUCESTERSHIRE, GL52 3HY

 Charles Lear



## 21 FLORA CLOSE

This beautifully presented and proportioned, contemporary townhouse style home forms part of a popular development of similar properties constructed by national house builder Messrs. Bovis Homes in 2017. The property stands in an elevated position benefitting from lovely views, versatile accommodation set over three floors a superb 20' extended kitchen/dining room.

- Wonderful position within a highly regarded development within a short walk of Pittville Park
- Entrance hall with a stairs to the first floor, cloakroom and a useful home office/snug
- Beautifully appointed and extended kitchen/dining room fitted with an extensive range of units fitted with a selection of quality appliances, central island unit and French doors to the rear garden
- First floor sitting room with a Juliet balcony and views towards Cleeve hill, principal bedroom with an en-suite shower room and generous storage, guest bedroom & a contemporary family bathroom
- Two well-proportioned second floor 14' double bedrooms and a generous shower room.
- Private, west facing rear garden that is mainly laid to lawn and a patio seating area
- 20' garaging and off road parking
- EPC B Rating

This contemporary home offers beautifully light and spacious accommodation measuring 1,908 sq.ft set over three floors including an impressive extended kitchen, first floor sitting room with views towards Cleeve Hill, a useful home office or snug, four sizeable double bedrooms and three stunning bath/shower rooms whilst externally there is a manageable garden, 20' garage and off road parking.





### SITUATION

Situated within a short walk of two of Cheltenham's historic landmarks, Pittville Park with its magnificent Pump Rooms and ornamental lakes and also Prestbury Park racecourse offering a prospective purchaser the enjoyment of both country and town lifestyles. Regency Cheltenham is renowned for its fine architecture but also its extensive range of amenities including individual boutiques, wine bars, cafes as well as many world renowned schools. Cheltenham town centre is approx. one mile from the property as is the smaller village of Prestbury with Winchcombe approx. 3 miles distant.

### GENERAL INFORMATION

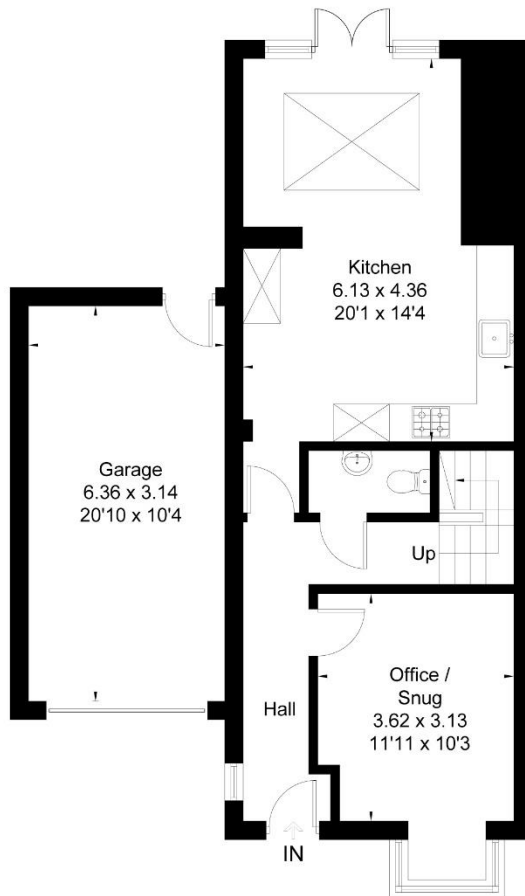
Services:  
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:  
Cheltenham Borough Council: 01242 262626.  
Council Tax Band: (E) - £2,622.38 pa. (2024/2025).  
EPC: B

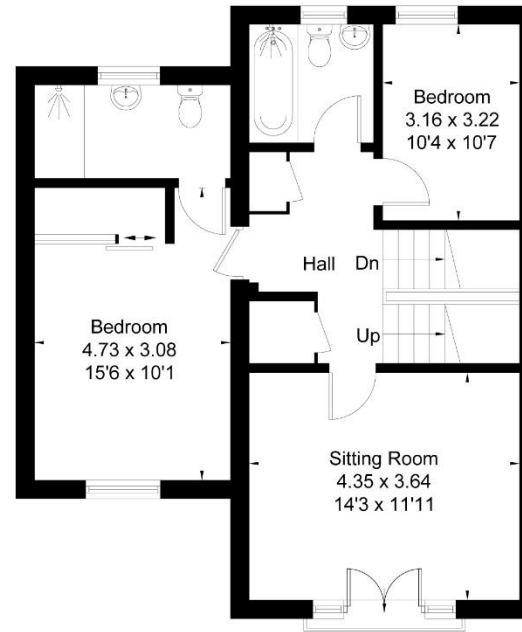
### VIEWINGS

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

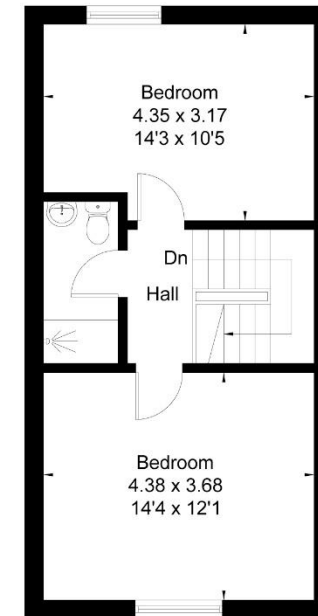
Approximate Floor Area = 157.2 sq m / 1692 sq ft  
 Garage = 20.1 sq m / 216 sq ft  
 Total = 177.3 sq m / 1908 sq ft



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 #71036