

THE GROVE,
CHELTENHAM, GL20 6SX

 Charles Lear



THE GROVE

This beautifully proportioned family home offers versatile and generous accommodation set over three floors including an exceptional open plan kitchen/dining room spanning the entirety of the rear of the property, two additional spacious reception rooms, five double bedrooms and three bath/shower rooms whilst externally there is a secluded rear garden, garaging and parking.

Stepping into the house on the ground floor, the hallway provides access to all the primary entertaining spaces. Flanking the hallway to the fore of the house are two generous reception rooms, offering flexibility of use, ideal for family living. The hall flows through to an impressive, open plan kitchen reception room with direct access onto the garden at the rear by way of French doors. This floor also contains a utility room guest WC along with lots of useful storage spaces throughout.

The first-floor features a principal bedroom with built in wardrobes and en-suite shower room. In addition, there are three further double bedrooms on this floor, serviced by a family bathroom.

The second floor is entirely occupied by a guest bedroom suite with en-suite bathroom.

The house includes a secluded garden to the rear with a large patio space for outdoor entertaining leading onto the lawn. To the fore, the house is well set back, giving separation from the street. In addition, there is off street parking for two cars along with a garage.





SITUATION

The Grove is a small peaceful cul-de-sac consisting of semi-detached and detached dwellings dating from the 1930's situated off Hales Road. There are several local shops and a large Sainsbury's supermarket nearby whilst the High Street is within a fifteen minute walk. Cheltenham has an excellent reputation for its superior selection of schools two of which are within walking distance of the property, these being Berkhamstead and Holy Apostles Primary Schools. The Promenade and Montpellier are also very easily approached by car or on foot affording a wide range of specialist and bespoke stores, boutiques, restaurants and wine bars.

GENERAL INFORMATION

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

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: D

VIEWINGS

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

Approximate Gross Internal Area 2141 sq ft – 199 sq m
 Ground Floor Area 1082 sq ft – 101 sq m
 First Floor Area 832 sq ft – 77 sq m
 Second Floor Area 227 sq ft – 21 sq m

