

5 CLOVER DRIVE,
CHELTENHAM, GLOUCESTERSHIRE, GL52 3JR



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This beautifully presented and proportioned contemporary townhouse style home forms part of a popular development of similar properties constructed by national house builder Bovis Homes in 2017. The property benefits from lovely views, versatile accommodation set over three floors, off-street parking, and a superb 17' kitchen/dining room.

- Wonderful position within a highly regarded development, a short walk away from Pittville Park
- Entrance hall with stairs to the first floor, cloakroom, a utility area, and snug/study
- Beautifully appointed kitchen/dining room fitted with an extensive range of units, underfloor heating, and French doors to the rear garden
- First floor sitting room with a balcony, and spacious double bedroom with an en-suite shower room
- Principal bedroom on second floor with en-suite shower room, air conditioning and fitted storage, and two further double bedrooms and a bathroom
- Private garden with paved terrace area and lawn
- Off-road parking for two cars
- EPC B Rating

This contemporary home offers beautifully light and spacious accommodation measuring 1,1685 sq.ft and is set over three floors. The living area comprises a spacious fitted kitchen with space for dining, underfloor heating, and French doors leading into the garden, and a spacious first floor sitting room with full-width balcony. The garage has been converted to provide a useful snug/study with utility area, there are four double bedrooms and three bath/shower rooms. Externally, there is a sizeable garden with lawn and paved area, and off-road parking at the front for two cars.





SITUATION

Situated within a short walk of two of Cheltenham's historic landmarks, Pittville Park with its magnificent Pump Rooms and ornamental lakes, and Prestbury Park racecourse, offering a prospective purchaser the enjoyment of both country and town lifestyles. Cheltenham is renowned for its fine architecture and extensive range of amenities including independent boutiques, wine bars, cafes, as well as 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 away.

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) - £2,665.71 pa. (2024/2025).
EPC: B

VIEWINGS

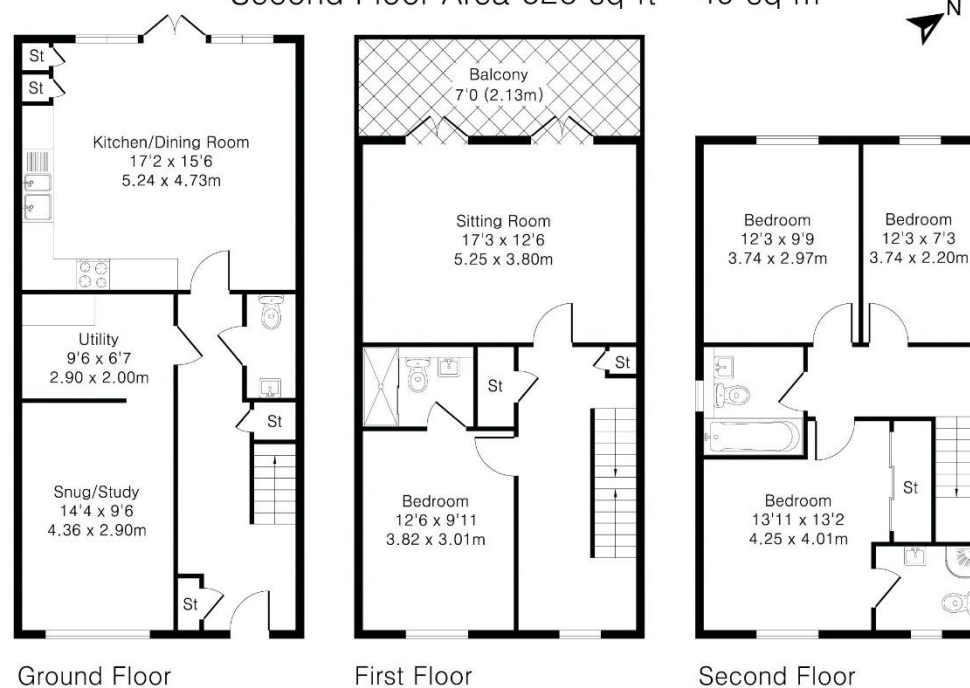
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

Approximate Gross Internal Area 1685 sq ft - 157 sq m

Ground Floor Area 635 sq ft – 59 sq m

First Floor Area 525 sq ft – 49 sq m

Second Floor Area 525 sq ft – 49 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

