

17 PITTVILLE CRESCENT,  
CHELTENHAM, GLOUCESTERSHIRE, GL52 2QZ





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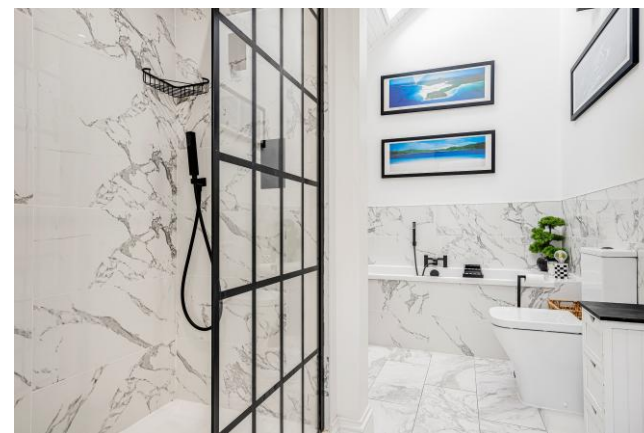
Approached by a gravel drive, tucked away off Pittville Crescent, this highly individual detached property provides extremely versatile generously proportioned accommodation with a choice of entertaining spaces including four reception rooms, a 28' orangery and on the first floor are four bedrooms, externally the property benefits from an established garden, parking and garaging.

- An exceptional property ideal for a growing family offering accommodation in excess of 4,300sq.ft.
- Beautifully presented with four sizeable reception rooms including a useful study or occasional fifth bedroom, modern and spacious kitchen with a central island and vaulted ceiling, welcoming dining hall providing access to the double drawing and an incredible 28' orangery
- Landing with a vaulted ceiling, principal bedroom suite, along with three further bedrooms one of which has a galleried study and access to useful loft storage and a contemporary family bathroom
- Fantastic lower floor 28' bar/games/cinema room, second home office/gym and storeroom
- Various ancillary rooms including a kitchenette, utility, cloaks and storerooms, established gardens with a pond, carport for two vehicles and additional off road parking for three further vehicles

A wonderful opportunity to acquire a rare and completely unique home standing in one of Cheltenham's most revered crescents within proximity of Pittville Park and the town centre. The property offers generous, beautifully presented and quirky accommodation including a cinema/games room with an adjoining gym/home office, externally the garden is mature and compartmentalised with areas for outside dining







### SITUATION

The property is discreetly tucked away within a peaceful established garden setting quietly set back from and forming part of an impressive crescent which is part of the original Pittville Estate. Pittville is renowned for its eclectic architecture ranging from period Regency villas to large contemporary homes and is also home to the Grade I\* listed Pump Rooms with its ornamental lakes and sweeping lawns. Cheltenham is a vibrant spa town with an established festival calendar, one of the main events being the famous Gold Cup which is held every year at Prestbury Park racecourse which is also within a short stroll of the property, whilst the town centre is only ten minutes 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: (F) - £2,742.11pa. (2024/2025).  
EPC: TBC

### VIEWINGS

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



**Approximate Gross Internal Area 4349 sq ft - 404 sq m**

Lower Ground Floor Area 883 sq ft – 82 sq m

Ground Floor Area 2292 sq ft – 213 sq m

First Floor Area 883 sq ft – 82 sq m

Second Floor Area 291 sq ft – 27 sq m

