

THE OLD COACH HOUSE, TIVOLI ROAD,
CHELTENHAM, GLOUCESTERSHIRE, GL50 2TD



THE OLD COACH HOUSE, TIVOLI RD

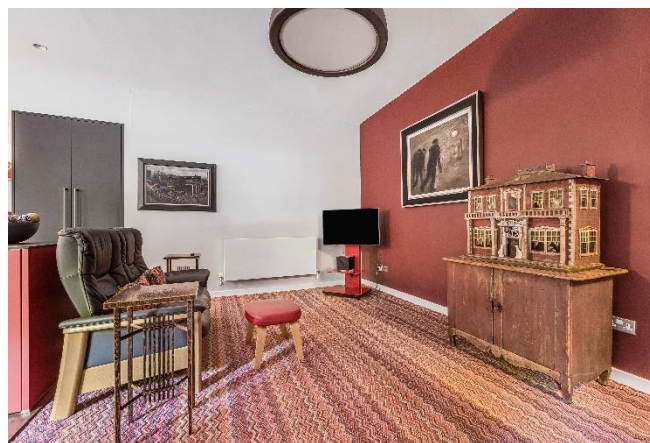
Discreetly tucked away off one of the town's most desirable roads is this exceptional highly individual property with origins from the 1850s. Having been a valued home for the last fifteen years the property has been subject to significant restoration to an impeccable level including the installation of a Leicht kitchen with Gaggenau appliances designed by Contour, Montpellier.

ACCOMMODATION

- Reception hall
- Cloakroom
- Utility room and separate laundry
- Home office
- Kitchen/dining/sitting room
- Snug/Reading room
- Dual aspect drawing room
- 5 Bedrooms
- 3 Bathrooms
- Low maintenance gardens
- Secure gated parking
- Desirable & peaceful location
- Beautifully restored
- Lateral two floor living

SPECIFICATION

- Original parquet flooring throughout the reception hall and kitchen
- Leicht fitted kitchen by Contour, Cheltenham, with central island, Dekton work surfaces, Quooker boiling tap and Gaggenau & Neff appliances
- Dual aspect sitting room with solid wood floors and sliding doors into the garden
- Reading room/snug
- Home office with solid wood floors and air-conditioning
- Utility room with quarry tiled floor & separate laundry
- Principal bedroom with air conditioning
- Three bath/shower rooms including two en-suites and Karndean flooring
- Garden with time-controlled lights, large gravel drive, gated private parking





SITUATION

Regarded as being one of the most prestigious roads in the town centre, Tivoli Road is synonymous with interesting homes and beautiful architecture. The road links The Park to the fashionable district of Montpellier renowned for its vibrant café culture. The Old Coach House is located off Tivoli Road at the end of a long drive, discreetly tucked away creating a haven of peace. Within a comfortable walk there is a wonderful choice of amenities not only in Montpellier but also on the Bath Road, the Suffolk's and in Tivoli. The property is also well placed many of the town's most sought after schools including Cheltenham Ladies College, Dean Close & St James Primary School.

GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage are connected to the property. The Old Coach House owns the drive and No. 45 has a right of way to their property.

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band: (F) - £3,099.17 pa. (2024/2025).

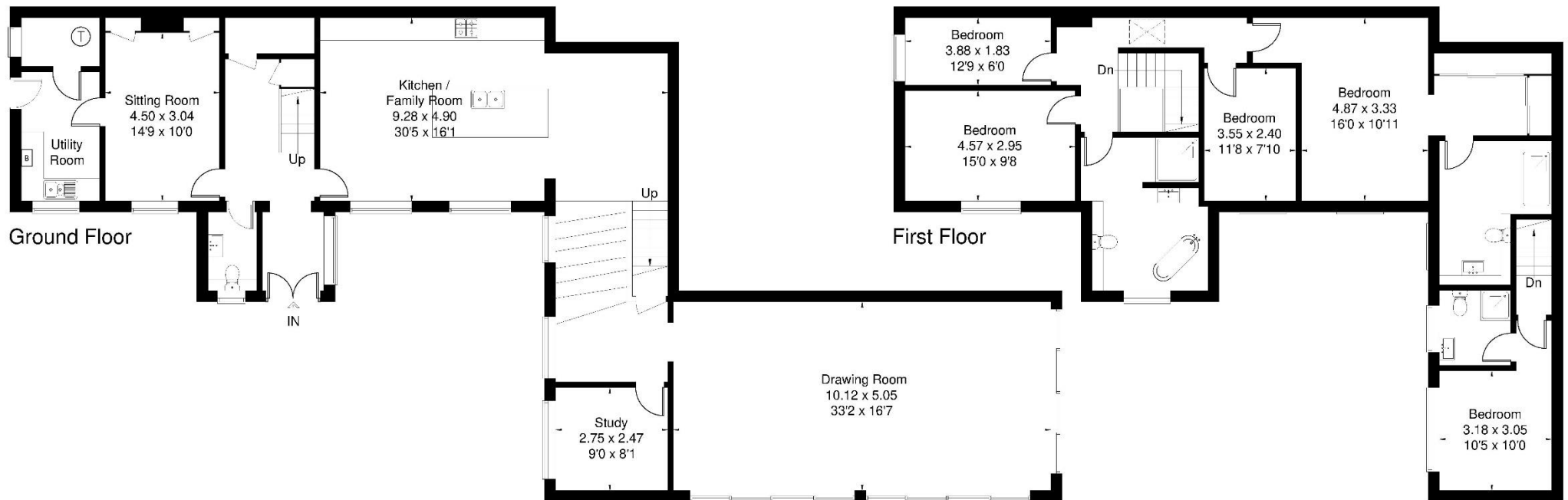
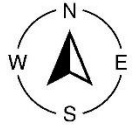
EPC Rating: C.

VIEWINGS

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



Approximate Floor Area = 275 sq m / 2967 sq ft



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