

4 WALNUT CLOSE, PITTVILLE,
CHELTENHAM, GLOUCESTERSHIRE, GL52 3AG



4 WALNUT CLOSE, PITTVILLE

A recently refurbished and heavily extended detached family house with accommodation measuring 2,602sq.ft. The property has been finished to exacting standards and is positioned in an enviable location near to Pittville Park, and benefits from a garage and a generous south facing garden.

A substantial detached property completed to exacting standards. At the front of the house is a block paved driveway providing plentiful parking and an electric charging point. An imposing bespoke front door with glazed panel leads into an impressive reception hall with a stylish and contemporary staircase to the first floor together with doors into the home office, sitting room, kitchen/breakfast/dining/family room and cloakroom. The sitting room has a contemporary log burner, herringbone timber flooring and picture window to the front of the house, whilst glazed double doors lead through to the open-plan kitchen at the rear of the house. Designed and fitted by Abitalia, Cheltenham, the kitchen is contemporary in style, incorporating a central island with breakfast bar and high-end Siemens appliances together with air conditioning. Opening into the garden via bi-folding doors, the room is sufficiently large to provide a dining area, family space with a TV and library overlooking the garden. The home office, which is located at the front of the house provides peace and privacy away from the living areas. The first floor offers five bedrooms (three of which have air conditioning) including a stunning principal suite with an apex window and an en-suite shower room. There is a guest suite and three further generous bedrooms (one of which is presently utilised as a cinema room) sharing a contemporary bathroom. Outside and to the rear is a private south facing garden, largely laid to lawn with decked and tiled patio areas.





SITUATION

The property can be found on the right hand side of Walnut Close, well away from Evesham Road, sitting within its own established gardens. This property is located in the popular Pittville district of the town, famed for its exquisite Regency architecture, complimented by more recently built contemporary homes. The property is enviably close to Pittville Park with its historic Grade I Listed Pump Rooms and boating lake, with Cheltenham Town Centre and its shopping, restaurants, theatres, cinema and many Festivals is within easy walking distance, as are many popular schools and Cheltenham Racecourse.

GENERAL INFORMATION

Services:

Mains water, electricity, gas and drainage are connected.

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band: (G) - £3,416.06pa. (2023/2024).

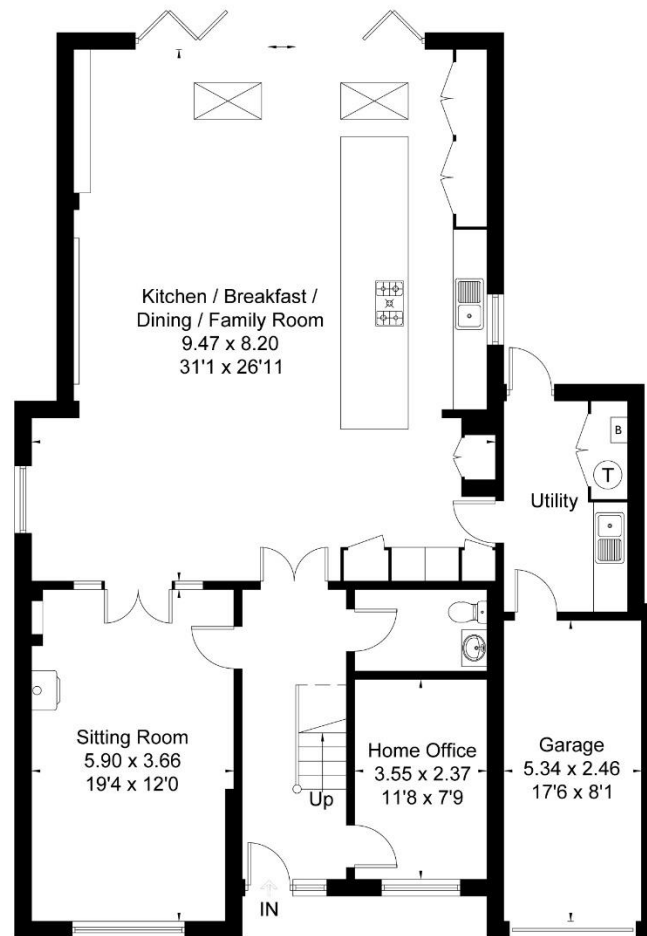
EPC Rating: C.

VIEWINGS

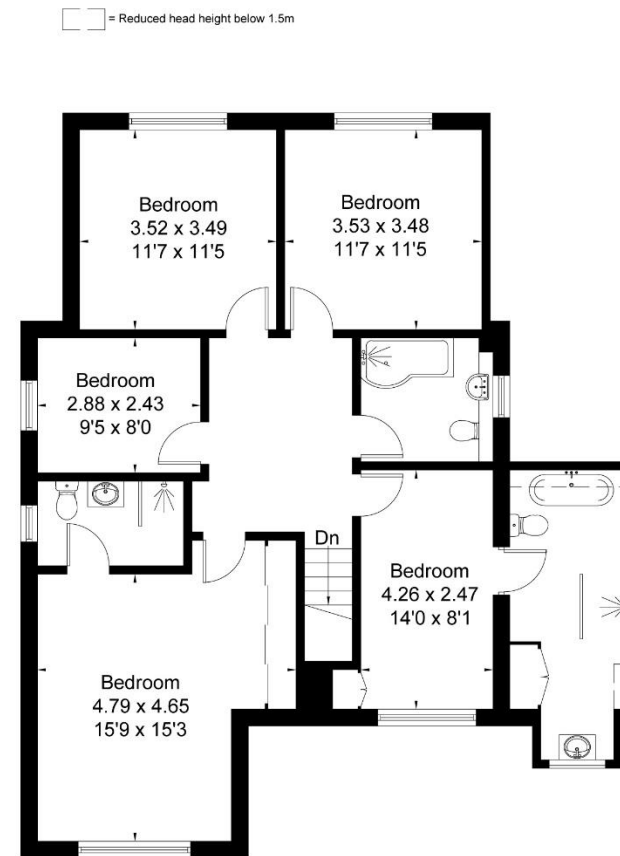
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Area = 241.7 sq m / 2602 sq ft (Including Garage)
Including Limited Use Area (1.6 sq m / 17 sq ft)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 307863