

LYPIATT STREET,
TIVOLI, CHELTENHAM, GL50 2UD



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A charming home, set along one of Tivoli's most sought-after roads, offering well-proportioned interiors and an unusually large garden for the area. The expansive garden is a standout feature, complemented by a separate studio at the far end, ideal for a home office or retreat. Off-street parking is provided, adding further convenience to this elegant property, which also offers both practicality and potential in equal measure.

The reception room is positioned at the centre of the house, where a sense of balance and proportion prevails. A tall sash window draws light into the front of the room, which opens through to the kitchen at the rear, allowing for a natural flow between the primary living areas. Generous ceiling heights and considered proportions create a calm and welcoming atmosphere, equally suited for both everyday living and entertaining.

To the rear, the kitchen and dining room open directly onto the garden, designed with both everyday life and informal gatherings in mind. A utility room and ground-floor bathroom, discreetly positioned behind, enhance the functionality of the layout without compromising the open feel of the space.

On the first floor, two well-proportioned double bedrooms are complemented by a family bathroom. The upper level provides a converted loft room with fitted storage, offering a flexible space for occasional use.

The rear garden is a standout feature, extending unusually far for the road. At its far end, a fully insulated studio with a cloakroom offers an ideal setting for a home office or retreat. A gate to the rear provides access to off-street parking.

There is significant potential to extend the property further, subject to the necessary consents.





SITUATION

Deemed to be one of the most popular districts in the town, this charming house stands in the centre of Tivoli, a short distance from Hatherley Park. Princes Road is a quiet, residential road near to a range of excellent local amenities in both Tivoli, the Suffolk's and the fashionable Montpellier district all of which offer an interesting and varied selection of public houses, artisan cafes, restaurants and leisure facilities. On the doorstep is a good choice of schools ranging from nursery to secondary, both state and private, and the location is favourable for access to the M5 motorway at Junction 11 and Cheltenham Railway Station both of which are within two miles.

GENERAL INFORMATION

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

Local Authority:
Cheltenham Borough Council: 01242 262626
Council Tax Band: C

VIEWINGS

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

Approximate Gross Internal Area 1326 sq ft - 123 sq m

Ground Floor Area 671 sq ft – 62 sq m

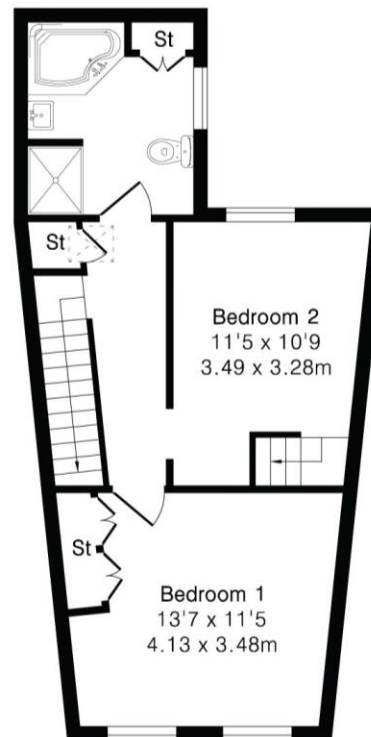
First Floor Area 406 sq ft – 38 sq m

Loft Room Area 110 sq ft – 10 sq m

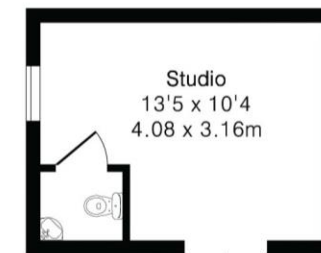
Outbuilding Area 139 sq ft – 13 sq m



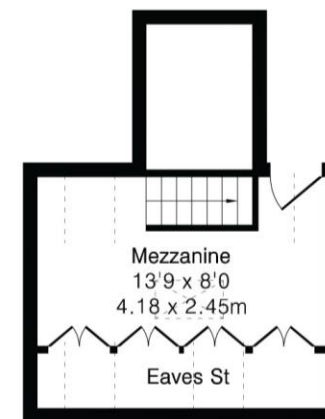
Ground Floor



First Floor



Outbuilding



Loft Room

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