

1 ALBEMARLE GATE

PITTVILLE, CHELTENHAM, GLOUCESTERSHIRE, GL50 4NG





A wonderful opportunity to acquire an exceptional contemporary home located within a short walk of Pittville Park with its Grade I* listed Pump Rooms & tranquil boating lakes and the town's Promenade.

Significantly extended approximately ten years ago, this impressive property offers generous and versatile accommodation ideal for both growing families and downsizers alike. The layout includes four reception rooms, a superb 20' kitchen/dining room with adjoining utility room, six double bedrooms, three with en-suite shower rooms and a further family bathroom.

Beautifully styled throughout and designed for practical living, the home is flooded with natural light, creating a warm and welcoming atmosphere. The spacious reception hall features a cloakroom and leads to a cinema/TV room, presently used as a home gym, a home office and a dining room or second sitting room, presently used as a playroom. The outstanding open plan kitchen boasts an island unit, integrated hob, double oven, extractor fan, microwave, fridge/freezer and dishwasher, all finished with timeless worktops. The adjoining utility room offers space for a washing machine, tumble dryer and an additional fridge or freezer. The entire ground floor benefits from underfloor heating, and the regularly serviced boiler is in the garage.

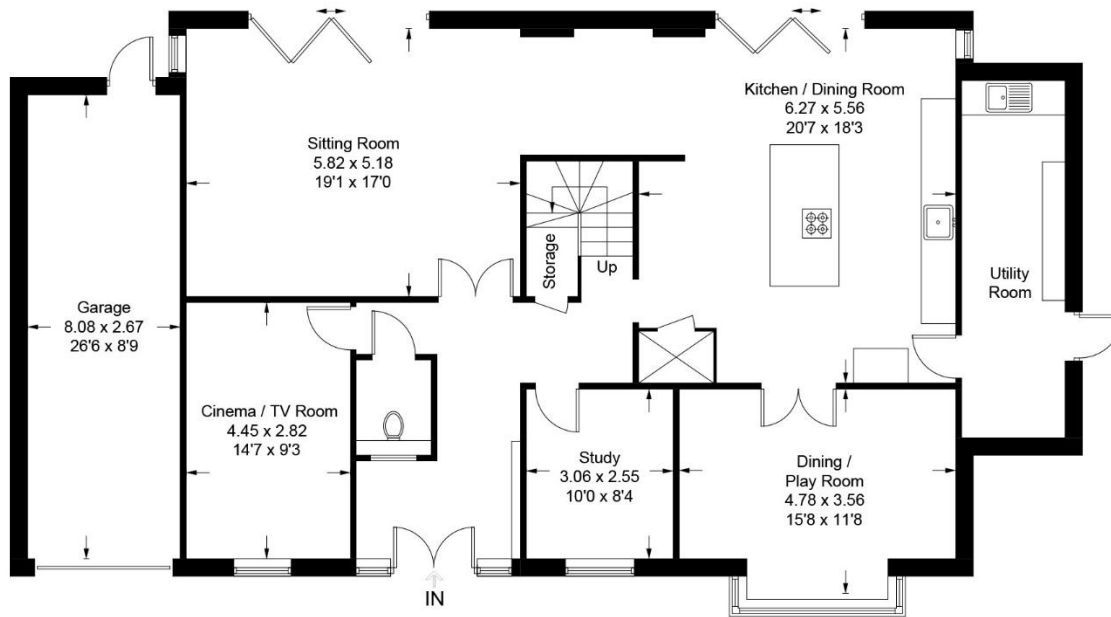
The luxurious 18' principal bedroom includes a recently refitted en-suite shower room, a useful walk-in wardrobe and double doors opening onto a partially enclosed balcony, perfect for enjoying an evening glass of wine whilst taking in the far-reaching views.

To the front of the property, a wide block-paved driveway provides off-road parking for at least three vehicles in addition to the 26' garage. Surrounding the home are mature yet low-maintenance gardens. A deep dining patio runs along the rear of the property, bordered by a lawn and well-stocked beds that create an aura of peace and privacy. There is also a further private area with storage and drying area, two side accesses, and a sunken trampoline.

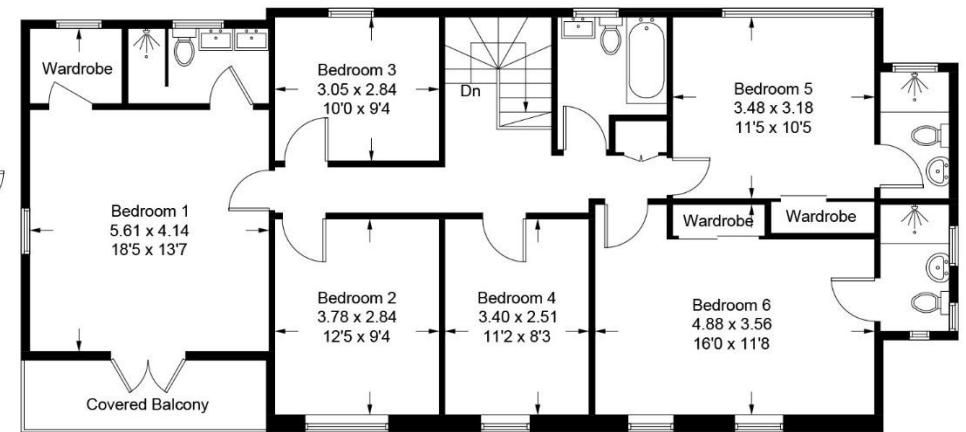




Approximate Gross Internal Area = 238.9 sq m / 2571 sq ft
Garage = 21.5 sq m / 231 sq ft
Total = 260.4 sq m / 2802 sq ft



Ground Floor



First Floor



GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property. The ground floor has underfloor heating. An electric car charging point at the front of the house.

COUNCIL TAX

Cheltenham Borough Council – 01242 262626
Band (F) £3,099.17pa. (2025/2026)

EPC RATING

TBC

PRICE

£1,250,000

VIEWINGS

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

Charles Lear & Co.

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