

4 GODFREY CLOSE

CHELTENHAM, GLOUCESTERSHIRE, GL51 6EJ



4 GODFREY CLOSE

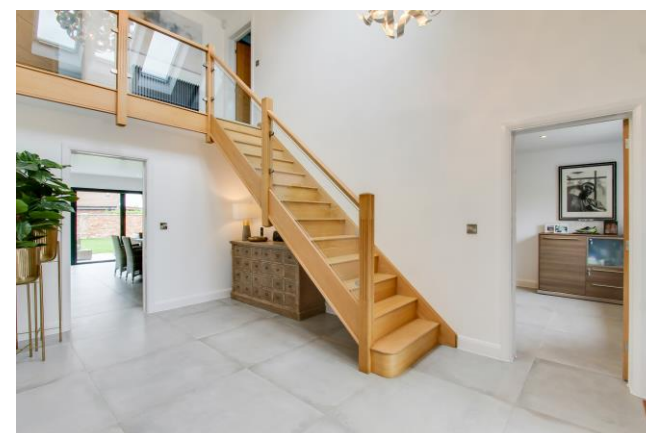
Deceptively spacious, versatile and finished to exacting standards, this stunning and unique detached residence has c.3,000sq.ft. of internal accommodation in private walled gardens within a stone's throw of Dean Close School. The property is accessed via electric gates and has off road parking and a garage.

- Wide reception hall with vaulted ceiling and contemporary staircase to the first floor
- Stunning kitchen/breakfast/dining/family room situated to the rear of the property complete with a range of contemporary units, central island and breakfast bar with bi-folding doors opening into the garden together with a utility room
- Sitting room, home office and beautifully proportioned ground floor bedroom suite with built in wardrobes and an en-suite shower room
- Three generous first floor bedrooms including a large principal suite with dressing area, luxury en-suite bathroom with free-standing bath and shower together with a range of fitted wardrobes
- Principal bathroom with bath and shower enclosure
- Thoughtfully designed walled gardens facing south and enjoying a high degree of privacy
- Plentiful off road parking and integral garage.

DESCRIPTION

4 Godfrey Close has been subject to a substantial programme of works by the present owners which has taken what was a modest single storey dwelling into an exquisite and unique dwelling of the highest quality in this surprisingly peaceful no through road within walking distance of Dean Close.





SITUATION

Godfrey Close is a peaceful no through road accessed via Hatherley Road and located within walking distance of Dean Close School, Bournside School and the town centre, which is reachable on foot within 15minutes. Local amenities may be found in popular Tivoli where there is a good range of boutique shops including a wine merchant. Also nearby is are two large supermarkets, whilst access to the M5 motorway network and GCHQ is also favourable. Cheltenham is synonymous with its Regency architecture which is now complimented by a plethora of individual contemporary homes like 4 Godfrey Close.

GENERAL INFORMATION

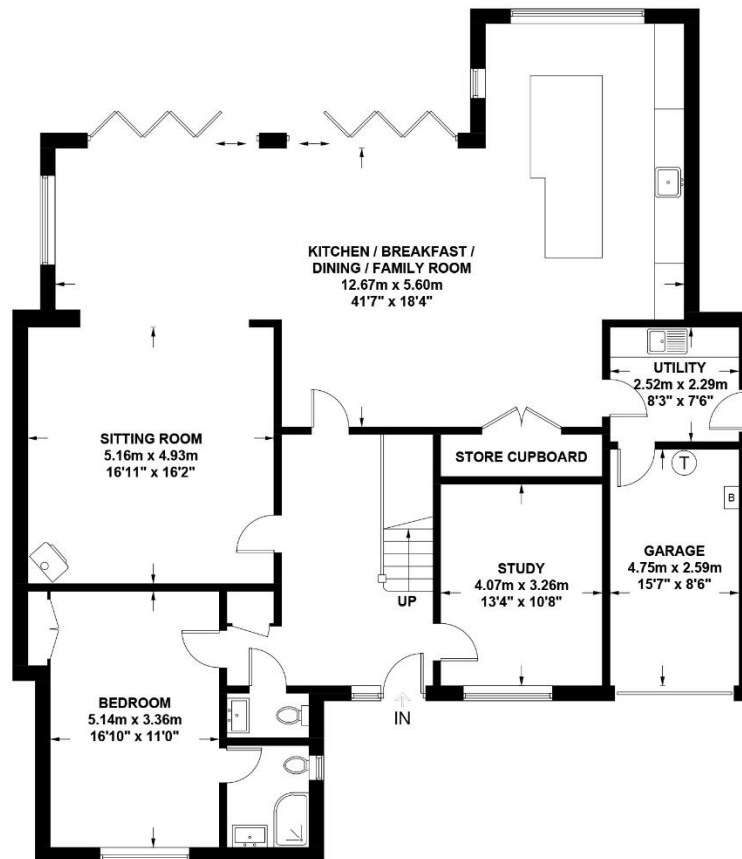
Services:
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (G) - £2,651.44 pa. (2020/2021).

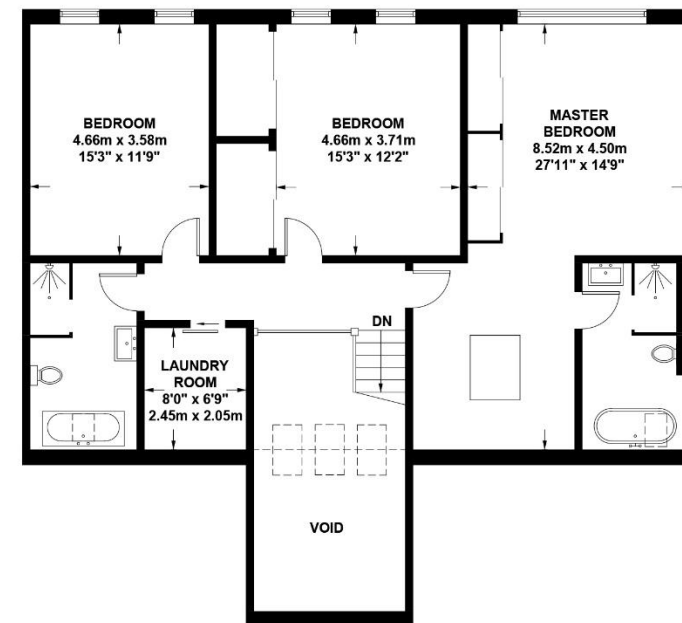
Viewings:
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area = 270.3 sq m / 2909 sq ft
(Excluding Garage / Void)
Garage = 12.3 sq m / 132 sq ft
Total = 282.6 sq m / 3041 sq ft



**GROUND FLOOR = 1754 SQ FT / 163.0 SQ M
(EXCLUDING GARAGE)**



**FIRST FLOOR = 1155 SQ FT / 107.3 SQ M
(EXCLUDING VOID)**

This plan is for layout guidance only. Not drawn to scale unless stated.
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Cheltenham Home Inspection © 2020