



45 The Park, Cheltenham, Gloucestershire, GL50 2SD  
£5,500,000



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A stunning award-winning villa in one of the finest addresses Cheltenham has to offer

Reception hall, library, drawing room, sitting room, dining room, kitchen/breakfast room, games room, cinema room, utility room, cloakroom, four first floor bedrooms and two ground floor bedrooms each with their own bath/shower rooms, bedrooms one and two with dressing rooms, games room and equipped cinema room, double garage, garden lavatory/changing room, outdoor heated swimming pool, outdoor kitchen, extensive parking behind electric gates, overall about 0.77 acres

**Situation:** Nestled close to the heart of Cheltenham, The Park stands as an unrivalled address in the town. This tree-lined avenue, fashioned in the shape of a teardrop, encircles former pleasure gardens, creating an idyllic setting. Surrounded by substantial detached classical villas, the locality exudes an air of refined elegance. Situated just south of the town centre, this location offers the perfect blend of convenience and serenity. Residents enjoy easy access to the town's bustling amenities while basking in the peaceful ambiance of a semi-rural environment.

Cheltenham stands renowned as one of England's most intact Regency towns and, historically, the original and most distinguished spa. Nestled less than a hundred miles from London, it gracefully rests between the Cotswold Hills and the Wye Valley. The town boasts several prestigious schools, including Cheltenham College, Cheltenham Ladies College, Dean Close, and Pates Grammar, the latter recently topping the national GCSE schools league table.

The town offers Michelin-starred restaurants, numerous bars, chic boutiques, and abundant salons while art and history enthusiasts find solace in The Wilson, Cheltenham's refurbished museum and art gallery. The town's cultural vibrancy is further enhanced by two concert halls and three theatres. Festivals abound, including The Wychwood Festival, literary, science, food and drink festivals, and the revered jazz festival, drawing renowned performers like Van Morrison, Jamie Cullum, and Jools Holland over the years.

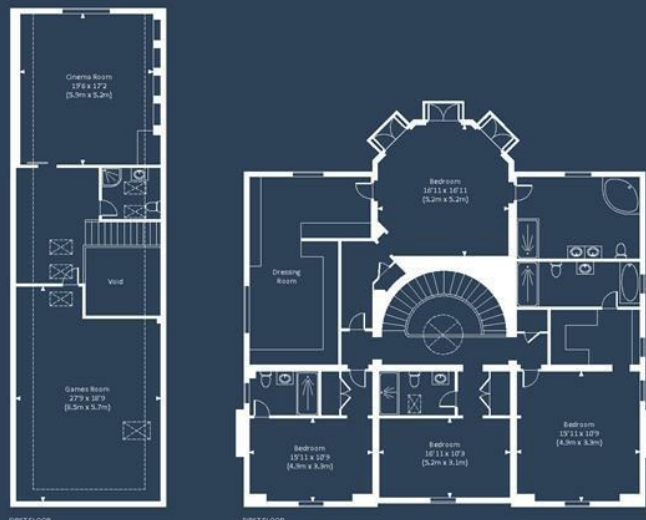
The pinnacle of the year for many is the annual racing festival culminating in the Cheltenham Gold Cup, a prestigious event on the national hunt calendar. The allure of this spectacle perennially captivates the public, making Cheltenham a regular draw for visitors year after year.



# THE PARK

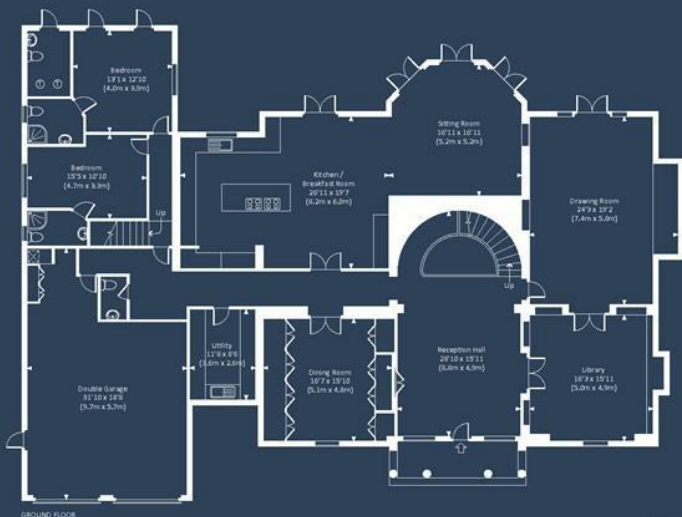
Approx. gross internal area 6286 Sq.Ft. / 584.0 Sq.M.

Approx. gross internal area 7124 Sq.Ft. / 661.9 Sq.M. Inc. Restricted Height Area & Double Garage



FIRST FLOOR

FIRST FLOOR



GROUND FLOOR



All measurements are approximate and for guidance and illustrative purposes only.  
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209

**Description:** 45 The Park stands as a magnificent, light-filled modern villa, nestled in what is arguably Cheltenham's most prestigious location. Crafted approximately 16 years ago for its previous owners, the residence was meticulously built to exacting standards. Since then, the current owners have further enriched and refined the property, showcasing extensive accommodation and an unparalleled attention to detail.

Spanning two storeys and boasting over 7000 square feet of space, this home offers versatile and adaptable living areas. Noteworthy features include a striking top-lit cantilevered stone staircase, a grand kitchen flowing into an informal octagonal sitting room, and an octagonal master bedroom above. The inviting reception hall leads to a library and a breathtaking drawing room, with French doors opening to the garden. Upstairs, four double bedrooms await, with the extraordinary octagonal master bedroom featuring a substantial fully fitted dressing room and ensuite bathroom. Each additional bedroom includes ensuite facilities and air conditioning for comfort.

45 The Park boasts a collection of accolades, including the prestigious Georgian Group's Giles Worsley Architectural Award in 2008 for a 'New Building in a Georgian Context', along with the accolade for Best Architecture (single unit) in the 2008 Daily Mail Property Awards. Its exceptional design has also been featured in various books and magazines, solidifying its status as an architectural gem in Cheltenham.

**Services:** All mains services are connected. Gas fired central heating. Air conditioning to first floor bedrooms. Heated outdoor pool.

**Directions via What3words:** [///mobile.hiking.valley](https://www.what3words.com/#!/mobile.hiking.valley)

**Tenure:** Freehold.

**Local Authority and Council Tax:** Band H, Cheltenham Borough Council.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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