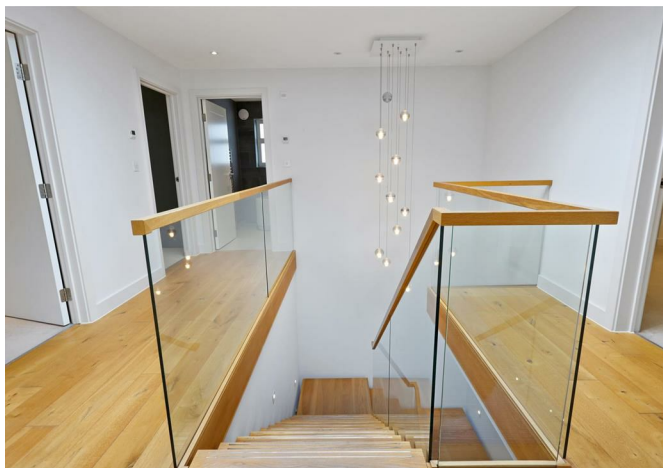




2 Tivoli Villas Lypiatt Drive, Tivoli, Cheltenham, Gloucestershire, GL50 2JB
£1,250,000



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A superbly presented detached contemporary house in a stunning private road location with excellent access to the facilities at Tivoli, Montpellier, The Bath Road and the town centre, along with the train station and the A40.

Entrance porch, entrance hall, cloakroom, guest lavatory, study/occasional bedroom, open plan kitchen/breakfast/dining/living space, utility room, further lavatory, main bedroom with dressing room and en suite bathroom, guest bedroom with built in wardrobes and en suite shower room, further bedroom with built in wardrobes, family bathroom, balcony, double garage, large courtyard garden, parking including double car port.

Description: 2 Tivoli Villas is one of only four contemporary detached homes built in 2010 by well-respected local builder, Marcus Homes, to a high specification. Number 2 has been further personalised by virtue of the addition of air conditioning to the main living area and each of the bedrooms, as well as external landscaping of the private courtyard.

With accommodation arranged over two floors, the living space is modern in its design, with the main living space on the ground floor comprising an open plan kitchen/breakfast/dining/living space, which wraps around two sides of the courtyard, and featuring a high specification kitchen with integrated appliances and built in breakfast bar. Beyond is the fitted utility room with a cloakroom.

The hallway is central with a feature open tread staircase to the first floor, with low level lighting and a statement modern chandelier. From the hall is the study which could double up as an occasional bedroom, beyond which is the cloakroom and adjacent guest lavatory. An internal door provides access to the double garage with individual electric doors and fitted storage.

On the first floor are three generous double bedrooms including a main bedroom with walk in dressing room and en suite. Both guest bedrooms include built in wardrobes, with bedroom two also featuring an en suite shower room, with a further family bathroom. From the landing, access can be gained out to the first-floor balcony.

Outside to the front is an area for off street parking in front of the double garage. To the side is the double car port. There is an enclosed and very private courtyard garden which can be accessed via the living area as well as the side of the house.

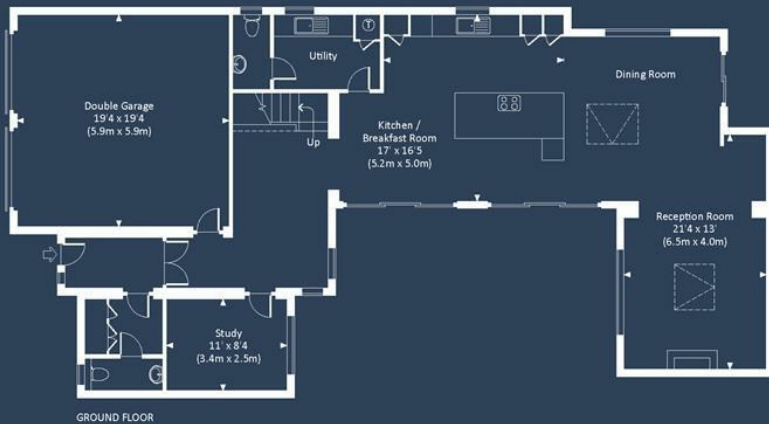
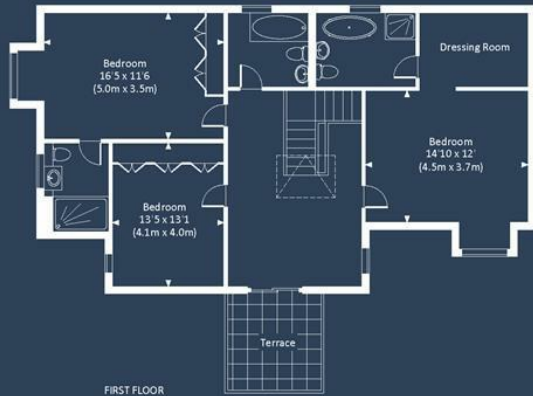
Situation: 2 Tivoli Villas is located in a very central but tucked position just off Andover Road, on Lypiatt Drive, a private road which bisects Andover Road and Lypiatt Terrace. The location is such that it provides excellent access to the facilities at Tivoli, Montpellier, The Bath Road and the town centre, as well as rapid access to the train station and the A40, as well as a highly efficient local bus service to local destinations including Gloucester, Oxford and The Cotswolds.



TIVOLI VILLAS, LYPIATT DRIVE, GL50

Approx. gross internal area 2267 Sq.Ft. / 210.7 Sq.M.

Approx. gross internal area 2662 Sq.Ft. / 247.4 Sq.M. Inc. Double Garage



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



Situation continued: 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.

Having earned its status as a highly coveted residential destination, with a Telegraph accolade as the number 1 place in the United Kingdom to raise a family in 2015, Cheltenham is celebrated for its opulent residences gracing formal avenues and exquisite garden squares.

For those with a penchant for the finer things, the town offers Michelin-starred restaurants, numerous bars, chic boutiques, and abundant salons. Art and history enthusiasts find solace in The Wilson, Cheltenham's recently 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.

Important Information:

Services: Mains water, electricity, gas and drainage. Gas fired central heating.

Directions via What3words: [///foods.tips.hurry](http://foods.tips.hurry)

Tenure: Freehold.

Local Authority and Council Tax: Band G, Cheltenham Borough Council.

Viewing: Strictly by prior appointment with Regency Residential.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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