



41 Tivoli Road, Tivoli, Cheltenham, Gloucestershire, GL50 2TD
£1,350,000



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A warm and charming detached double fronted town house in a highly sought after residential location, with three floors of accommodation, off road parking and an enclosed and private garden.

Entrance hall, drawing room, lounge, kitchen/dining room, three first floor double bedrooms, family bathroom, office/bedroom, lower ground floor level with living room, bedroom, cloakroom, bathroom, gravelled parking to the front, deck from the kitchen, enclosed and private rear garden.

Description: 41 Tivoli Road is a delightful, double-fronted townhouse, thoughtfully extended and improved by the current owners, boasting a contemporary interior feel while maintaining its historic charm. It features off-road parking at the front and a picturesque town garden at the rear, creating a perfect blend of convenience and beauty.

At the heart of the home, the central entrance hall serves as a pivotal point, leading to the various levels of the house. Staircases ascend to the first floor and descend to the lower ground floor, enhancing the home's spacious layout.

To the left of the entrance hall, you'll find the inviting kitchen-breakfast-family room, which stretches the entire depth of the house. The kitchen is outfitted with modern fitted units, newly installed quartz countertops, and integrated appliances. The breakfast area opens through doors onto a raised deck that overlooks the garden, while the family area at the front of the house offers a cozy space for informal gatherings and socializing.

On the opposite side, the elegant drawing room showcases a large period picture window at the front, filling the room with character and charm. At the rear, modern fenestration allows for an abundance of natural light and provides lovely views of the garden.

The first-floor hosts three spacious bedrooms, an office/occasional bedroom and a well-appointed family bathroom, offering ample accommodation for a growing family or visiting guests.

The lower ground floor is designed for versatility, featuring an additional reception room, a double bedroom with an ensuite, and a utility area. This space can easily adapt to various needs, whether as a guest suite, home office, or additional family living space.

Outside, the rear of the house boasts a west-facing garden, accessible from the dining area via bifold doors. A raised deck leads to a lush, lawned garden, enclosed with timber fencing and adorned with mature planting, creating a private oasis in the heart of Cheltenham.

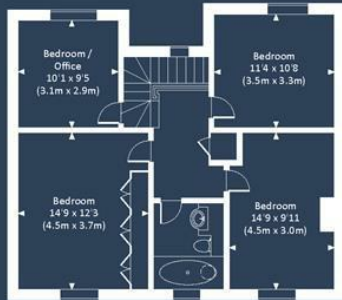
At the front, a gravelled driveway provides off-road parking for up to two cars and includes an EV charging point, ensuring modern conveniences are met. This exquisite home at 41 Tivoli Road seamlessly combines period elegance with contemporary living, making it a truly special find.



TIVOLI ROAD, GL50

Approx. gross internal area 2237 Sq.Ft. / 207.9 Sq.M.

Approx. gross internal area 2412 Sq.Ft. / 224.1 Sq.M. Inc. Garden Storage Area Under The Decking



FIRST FLOOR



LOWER GROUND FLOOR

RAISED 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

Situation: Tivoli Road is a highly sought after tree lined residential avenue that connects Tivoli with The Park, two of the most revered locations in urban Cheltenham. Number 41 is found towards The Park end, and is located on the western side of the road and thus enjoys a sunny rear aspect and in the garden.

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: ///crab.little.known

Tenure: Freehold.

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

Viewing: Strictly by appointment with Regency Residential.

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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