



102 Evesham Road

Cheltenham, Gloucestershire





A stunning detached villa on the sought after Evesham Road with views over Pittville Park.

		
6-7	5-6	4-6

Summary of accommodation

Lower Ground Floor: Self contained flat with kitchen/reception room | Bedroom | Bathroom
Garden room | Media room | Service kitchen/Utility room | Cloakroom

Raised Ground Floor: Entrance hall | Reception room | Kitchen/Breakfast room | Dining room | Study | Cloakroom

First Floor: Principal bedroom/Dressing room | En-suite bathroom | Family Bathroom | Bedroom | En-suite bathroom | Cloakroom

Second Floor: Four bedrooms en-suite bathroom | Bathroom | Shower room | Cloakroom

Situation

Evesham Road is a lovely tree lined avenue in Pittville with fantastic access to Pittville's ornamental parks and gardens. This district of Pittville is highly regarded and boasts many individual homes, beautiful period terraces and Victorian villas. It lies close to Pittville Park, the largest ornamental park in Cheltenham that features the Pump Rooms and lakes with walkways and bridges. Cheltenham itself is a Regency Spa town renowned for its fine architecture, famous gardens, an eclectic mix of shops, restaurants and boutiques.

(Distances and times are approximate)

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Communications are excellent with access to the M5 (J11A) via the A417 also connecting to the A40/A419 to Oxford, Swindon and London.
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There are direct train services to London Paddington from Swindon and Cheltenham Spa and to Bristol Parkway and Birmingham New Street from Cheltenham Spa.
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International airports can be found in Birmingham (approx. 64 miles) and Bristol (approx. 52 miles) with London Heathrow approximately 92 miles away.



The Property

Widely considered as one of Cheltenham's finest addresses and rare to come to the market in Cheltenham is the stunning 102 Evesham Road. This beautifully proportioned family home is presented to the market with a fantastic layout over four floors with stunning views to Pittville Park.

The house has flexible and well-proportioned accommodation with high ceilings, detailed cornicing with modern finishes.

Entered via an expansive in and out driveway the entrance hall gives access to the principal reception rooms to include a drawing room, dining room and a study on the ground floor with a fantastic open plan kitchen breakfast room with views to the rear gardens. The ground floor is complete with integral access to the triple garage and also a cloakroom.

The first floor features a w/c and store room on the mezzanine level, a principal bedroom with a walk in dressing room and two en suite bathrooms. A further guest room completes the first floor which also features an en suite. The second floor features four generous bedrooms, one of which is en suite, the three remaining rooms share a family bathroom. On the mezzanine there is also a separate shower and w/c.

On the lower ground floor the property has a cinema room, garden room, utility room and second kitchen which can also serve as a self-contained flat with the additional guest bedroom and bathroom.







FLOOR PLANS

Approximate Gross Internal Floor Area
Main House: 576.7 sq m / 6,208 sq ft
Total Area: 629.5 sq m / 6,776 sq ft (Inc. Garage)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION

Outside

Outside, the rear garden is mostly laid to lawn with a mixture of mature trees, hedges and a patio terrace. There is also rear access to the garage for additional storage needs. To the front of the property is a generous in and out driveway with parking ample for several cars.

Property Information

Services:
All mains services are connected

Tenure:
Freehold

Council Tax:
Band H

EPC:
D

Postcode:
GL52 2AL

Guide Price:
£3,500,000

Viewings:
All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





Cheltenham
123 Promenade
Cheltenham
GL50 1NW

Harry Bethell
01242 246 952
harry.bethell@knightfrank.com

knightfrank.co.uk

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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