



PARK LAWN, 31 THE PARK

Cheltenham GL50 2SD



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A handsome Grade II listed Regency Villa of impressive proportions, situated in arguably the finest location in Cheltenham, set back from the road, and fronted by a private sweeping driveway.



Local Authority: Cheltenham Borough Council

Council Tax band: G

Tenure: Freehold



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This impressive, substantial home, set over four floors and extending to over 5700 sq ft, has been lovingly restored and renovated by the current owners and now offers exceptional living spaces, luxurious bedroom suites and a highly flexible top floor providing either further bedrooms or a self-contained apartment.

Throughout the principal rooms within the house, the elegance and grandeur of the Regency era are highly evident; Floor to ceiling sash windows, with working box shutters, deep skirting boards, period fireplaces and detailed decorative ceiling mouldings are in abundance.





KITCHEN

At lower ground floor level, accessed by a flight of stone steps, a flag stone floored hall leads to the stunning kitchen breakfast room. Fitted with a range of painted units in keeping with a home of this era and topped with quartz worksurfaces and integral Meile appliances. The kitchen centres around a large island unit and to the far end, a table sits neatly in the bay window with built in oak window seat and is flooded with natural light.

In addition, on the lower ground floor there is a guest bedroom with adjacent bathroom, a further reception room/gym, utility room, wine cellar, pantry and an excellent boot room opening directly to the rear garden.



BEDROOMS

The bedrooms are spaciously set out over the two top floors of Park Lawn. Off the first floor landing there are three large bedrooms; the principal suite has beautiful elevated views over The Park via two large sash windows and has fitted wardrobes. The elegant ensuite is smartly appointed with Porter sanitaryware and Lefroy Brooks brassware.

The second bedroom also has a large fitted ensuite and walk in wardrobe, whilst the third bedroom is served by a further shower room accessed from the landing. The second staircase rises to top floor where there are three further bedrooms (or two bedrooms and a sitting room). The bedrooms are of a generous size, and one is currently arranged as a sitting room with kitchenette, a shower room completes the top floor. This flexible arrangement is perfect for anyone wishing to have a holiday let, live in staff or independent space for older children. Additionally, there is a large room currently used for storage but which could be converted to an additional bathroom if required.





Main House = 535 sq m / 5762 sq ft
Garage = 34 sq m/364 sq ft
Sun Terrace = 6 sq.m/60 sq ft



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. (ID767266)

We would be delighted
to tell you more.

Nick Chivers
+44 1242 246959
nick.chivers@knightfrank.com

Knight Frank Cheltenham
123 Promenade
Cheltenham GL50 1NW

knightfrank.co.uk

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