

Cleeve House, West Approach Drive, Cheltenham, GL52 3AD



Located within the backdrop of the historic Pittville Pump Room, is this handsome semi-detached residence with sizeable accommodation, a large town garden and accommodation extending to over 4300sqft.

Description

An impressive Grade II listed villa of substantial proportions, forming part of a landmark row of period homes that line the approach to Pittville Pump Room, a beautiful historic Grade One listed property set in parkland.

This setting is wonderful for those seeking a home within walking distance of the town centre, yet in a quiet setting and with the added benefit of a private gated driveway, large town garden and with added benefit of a detached coach house to the rear.

The accommodation is spacious, light and well proportioned with an elegant double drawing room off the reception hall, plus a conservatory and study to the rear that overlook the garden. The whole of the lower ground floor is arranged as kitchen/ breakfast room with various useful storage rooms.







Over the top two floors there are 5/6 bedrooms served by three bath/shower rooms. Of particular note to this fine home is the garden, which is a generous size, arranged to lawn with mature planting. The original red brick detached coach house to the rear provides excellent opportunity for further storage or to be converted to create secondary accommodation or home office space (subject to the necessary consents).

To the front there is gated off road parking.

Situation

West Approach Drive is a lovely no through road which leads to Pittville Pump Rooms that preside over Pittville Park, the largest ornamental park in Cheltenham. This district of Pittville is highly regarded and boasts many beautiful homes.

Nearby Cheltenham is also home to a huge choice of restaurants, bars, hotels and boutique shops. Montpellier and Imperial gardens play host to the various festivals throughout the year which include the Jazz, Music, Literature and Science Festivals. Communication links are excellent with the M5 motorway link at J11 providing access both North and South, the A40 to Oxford and London and the A419 to the M4. There are regular direct trains to London Paddington from Cheltenham Spa Railway Station, which is approximately 1 mile away. The international airports of Birmingham and Bristol are within one hour's drive.

Property Information

EPC E

Council Tax Band G

Local Authority Cheltenham Borough Council



Approximate Gross Internal Floor Area

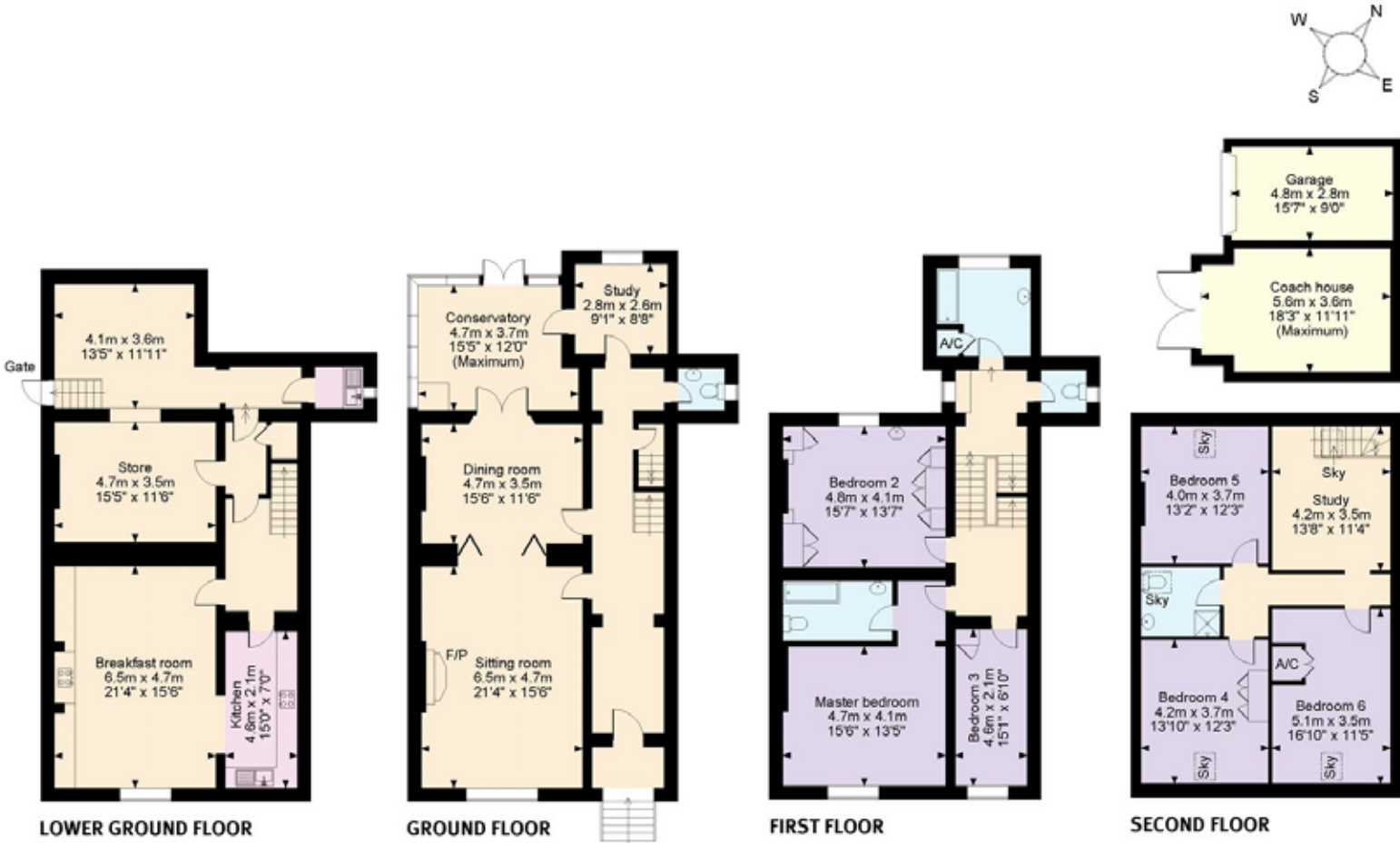
Main House = 372 sq.m / 4,004 sq.ft

Garage = 13 sq.m / 140 sq.ft

Coach House = 19 sq.m / 207 sq.ft

Total = 404 sq.m / 4,351 sq.ft

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.



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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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Particulars dated June 2024. Photographs and videos dated June 2024.

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