



29 TIVOLI STREET

Cheltenham | GL50 2UW



A STUNNING DETACHED TOWN HOUSE

Tivoli Street has been thoughtfully renovated and extended by the current owners, resulting in a stunning home that seamlessly blends period charm with modern elegance.



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Local Authority: Cheltenham Borough Council

Council Tax band: E

Tenure: Freehold

Guide price: £745,000



LIVING

On entering through the front porch, a welcoming hall leads to the formal sitting room with a working fireplace, plantation shutters, and a useful understairs storage cupboard. The hall, finished with engineered oak flooring, also provides access to a stylish cloakroom.

At the heart of the home is a superb open-plan Masterclass kitchen with Silestone worktops, Porcelanosa floor tiles, soft-close cabinetry, underfloor heating, a Quooker tap, wine cooler, and high-spec Neff appliances including an induction hob. A separate utility room offers additional practicality.

The rear extension provides a striking kitchen, dining, and living area, with a central island, roof lantern, and bi-folding doors opening onto the garden.







BEDROOMS AND BATHROOMS

Upstairs, the first floor comprises three bedrooms. The master and second bedrooms both include bespoke fitted wardrobes, while the master further benefits from twin front-facing windows with plantation shutters and an original antique fireplace.

The luxurious family bathroom is a true highlight, complete with a vaulted ceiling, freestanding stone resin bath, Porcelanosa marble tiling, a Geberit recessed WC, and a sleek glass-fronted walk-in shower.







OUTSIDE/ LOCATION

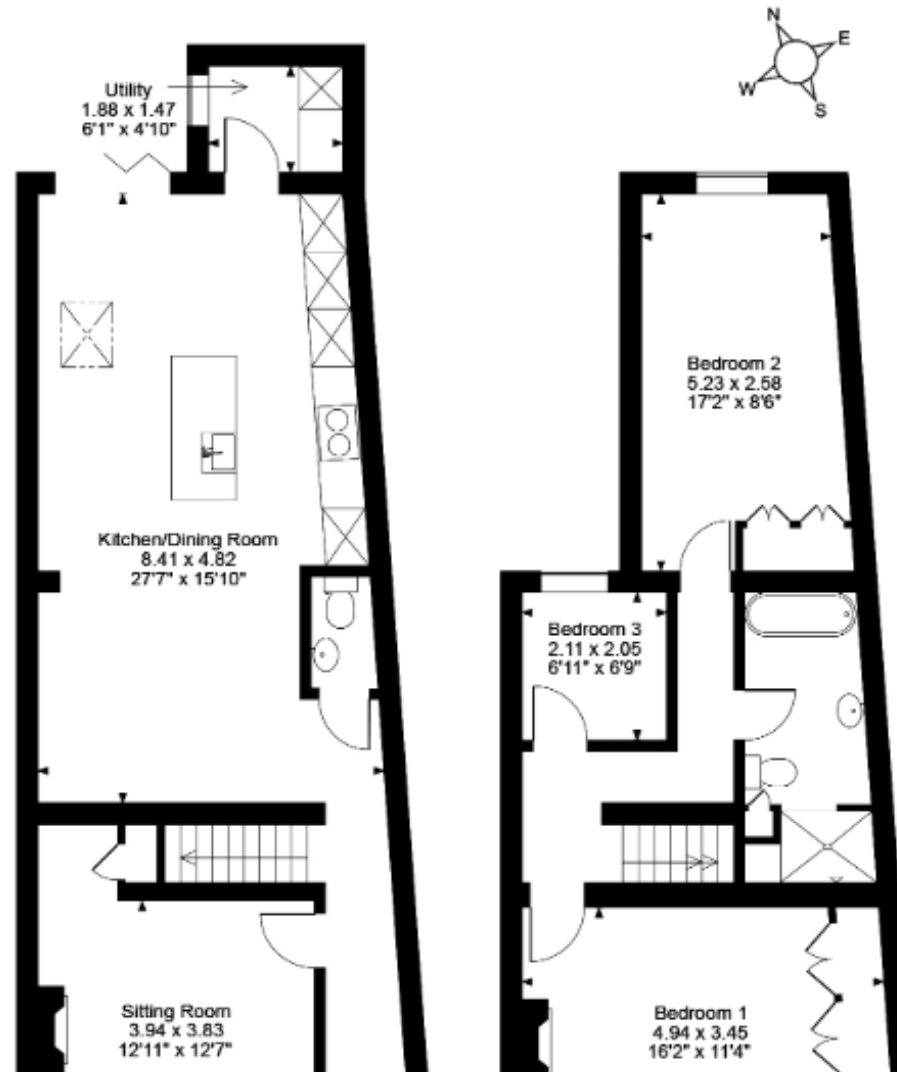
Externally, the front of the property features a charming gravelled courtyard with wrought iron railings and gate, framed by low brick walls and a paved pathway to the front door. The rear garden is a modern, low-maintenance oasis—enclosed by a blend of brick walls and cedar-clad fencing. It includes a grey composite deck with steps leading to an artificial lawn, and a well-stocked planted border. A pathway extends to a secure rear gate providing access to the service lane.

Tivoli, in Cheltenham, is a trendy and sought-after neighbourhood with charming homes, a village-like ambiance, and proximity to various amenities, including a quality butcher, deli, pubs, cafes, and Tivoli Wines. Montpellier and the Promenade shopping districts are a short walk away, along with Cheltenham's renowned festivals like Jazz, Music, and Literature. Convenient transport links include the M5, A40, and A435, and Cheltenham Spa train station is within a comfortable walking distance of less than a





29, Tivoli Street, Cheltenham, Gloucestershire
Approximate Gross Internal Area
Main House = 1302 Sq Ft/121 Sq M



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)



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