

EVESHAM ROAD,
PITTVILLE,
CHELTENHAM, GLOUCESTERSHIRE, GL52 3AE





Originating from the 1970s, this substantial, detached family house was significantly upgraded in a contemporary style some 8-9 years ago and subsequently, beautifully maintained and presented by the current owners during their seven-year tenure.

Located at the junction with Cleevelands Drive, a popular tree-lined no through road within a short walk of both Pittville Park and Prestbury Park racecourse, Cleevelands House is set well back from the road and approached via a wide driveway with ample parking for some 3-4 cars. The house internally flows beautifully and is accessed via a canopied porch into a generous reception hallway leading into a stunning open-plan, dual-aspect living space including a kitchen/breakfast area, sitting area, dining space and library/study all with a lovely outlook over the rear garden, in addition there is a utility room with an adjoining cloakroom. On the first floor are 3 good-sized double bedrooms and 2 bath/shower rooms including a principal suite with dual aspect and a guest suite. Externally, the gardens wrap around the house and offer a high degree of privacy, with several areas of lawn and an abundance of mature shrubs and bushes, a secluded BBQ area, 2 garden sheds and a large summer house with potential for a home office.

Within a 3-minute walk of Pittville Park with its spectacular boating lake and variety of leisure pursuits whilst a gentle 20-minute stroll takes you into the centre of Cheltenham which enjoys some of the finest examples of Regency architecture in the country.

The town offers a wide choice of day-to-day shopping amenities, several internationally regarded schools including Cheltenham Ladies' College and Cheltenham College, GP surgeries and general hospital, 2 cinemas and theatres, numerous sporting facilities including tennis, squash and croquet clubs, golf courses and National Hunt racing at Prestbury Park. Cheltenham Spa railway station is a 15-minute drive away located in Queens Road, Junctions 10 and 11 of the M5 motorway are both within a 20-minute drive whilst the A40 gives access to the Cotswolds, Oxford and London.



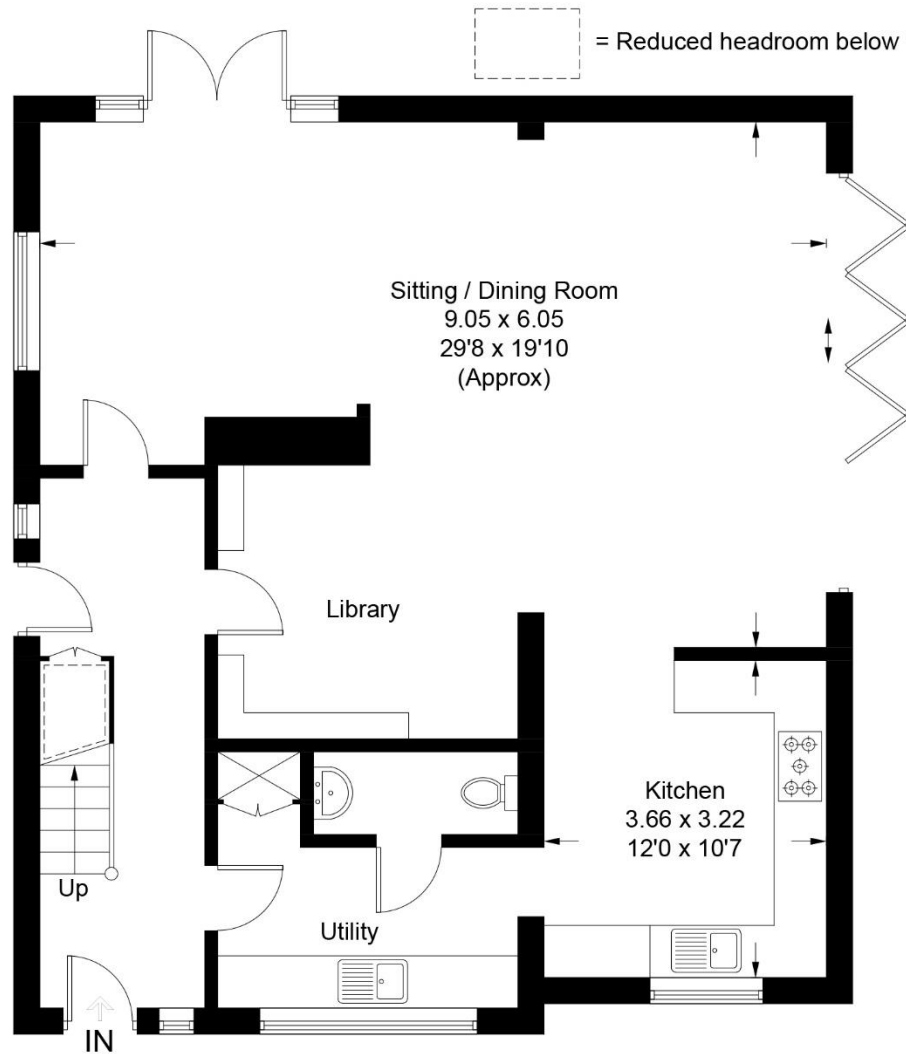


Evesham Road

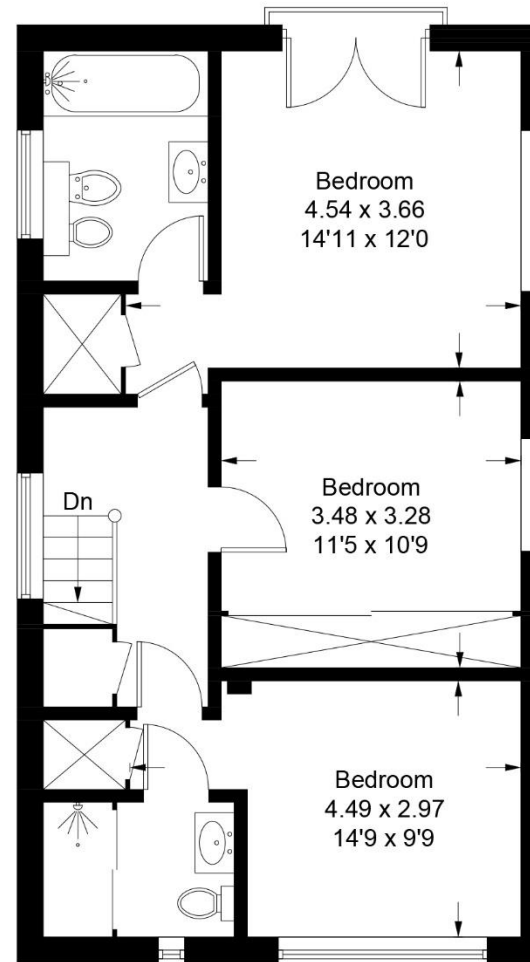
Approximate Gross Internal Area = 148.6 sq m / 1599 sq ft

Garden Office = 14.4 sq m / 155 sq ft

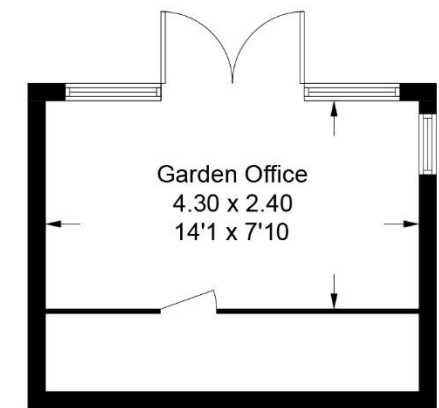
Total = 163.0 sq m / 1754 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1332578)



GENERAL INFORMATION

Mains water, gas, electricity and drainage are connected to the property.

EPC
C

COUNCIL TAX BAND
F

TENURE
Freehold.

VIEWINGS
Strictly by prior appointment through
Charles Lear & Co. on 01242 222722.

Charles Lear & Co.

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