



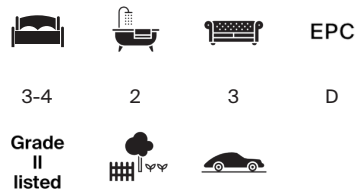
## 2 APSLEY LODGE, PITTVILLE CIRCUS

CHELTENHAM GL53 2PU



# A BEAUTIFULLY PRESENTED SEMI DETACHED VILLA.

Pittville Circus is arranged around an elegant central park, home to a variety of mature trees and framed by an impressive collection of classic period townhouses and distinguished villas.



Local Authority: Cheltenham Borough Council

Council Tax band: F

Tenure: Freehold

Guide price: £1,150,000



## APSLEY LODGE

2 Apsley Lodge comprises approximately half of a striking Grade II listed Victorian villa, positioned on the highly sought after Pittville Circus, a leafy and desirable residential address to the north of Cheltenham town centre. The property is approached via a beautiful entrance hall from which the reception room and study open, while the original staircase ascends gracefully to the upper floors. With a superb conservatory to the rear, creating an inviting informal sitting room with direct access to the secluded landscaped garden. This floor also provides a study and a cloakroom.









The lower ground floor offers a well proportioned kitchen and dining room, thoughtfully arranged to provide an inviting space for everyday living and relaxed entertaining. This level also includes a separate utility area, ideal for laundry and additional household storage, as well as generous under stairs cupboards that maximise the practical use of space. From here, a secondary access leads directly out to the garden, allowing the lower ground floor to flow naturally into the outdoor setting and enhancing the overall versatility of this charming part of the home.







The first floor contains two double bedrooms, with a versatile dressing room which could also serve as a nursery and a family bathroom. The second floor is a bedroom suite which incorporates an attractive dressing area with an en-suite bathroom with separate shower.

To the front of the property there is private parking for several vehicles.





## LOCATION

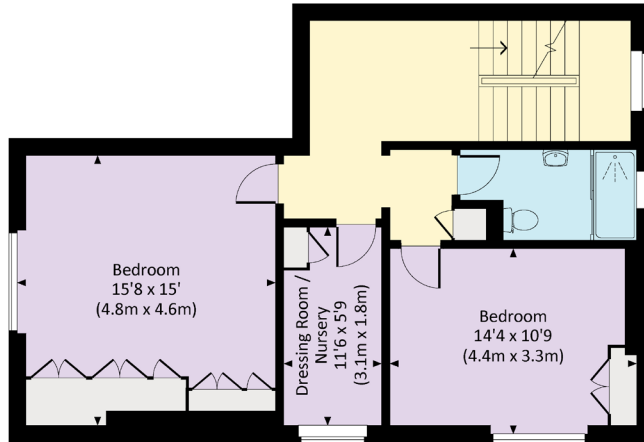
The popular residential district of Pittville is renowned for its large ornamental park, lakes and the famous Pump Rooms. Pittville Circus encircles a small central park dotted with a selection of mature trees and surrounded by a number of classical period town houses and elegant villas. The house itself is situated midway between the Town centre and the Racecourse, just a short walk to each and within easy reach of local amenities



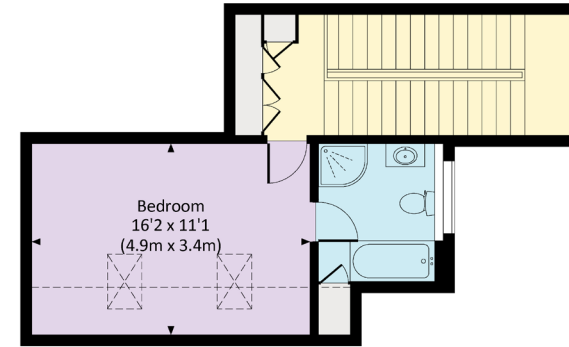




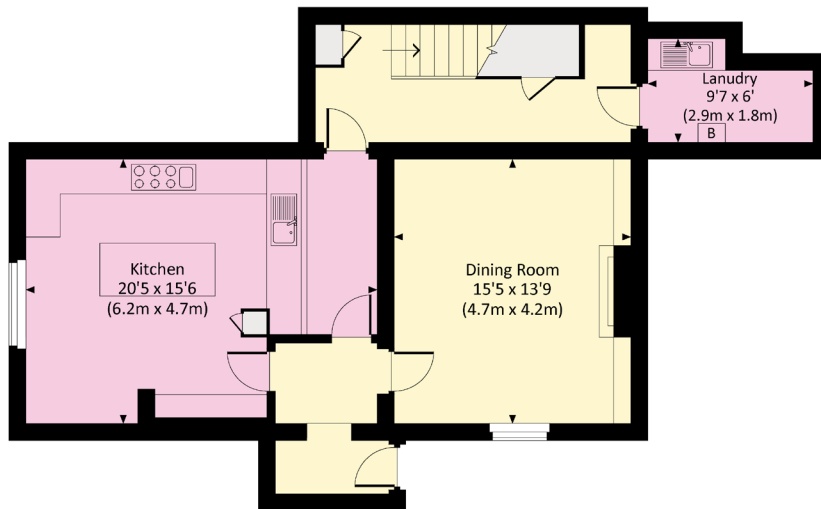
Approx. gross internal area 2872 Sq Ft. / 266.8 Sq M.  
 Approx. gross internal area 2923 Sq Ft. / 271.6 Sq M. Inc. Restricted Height



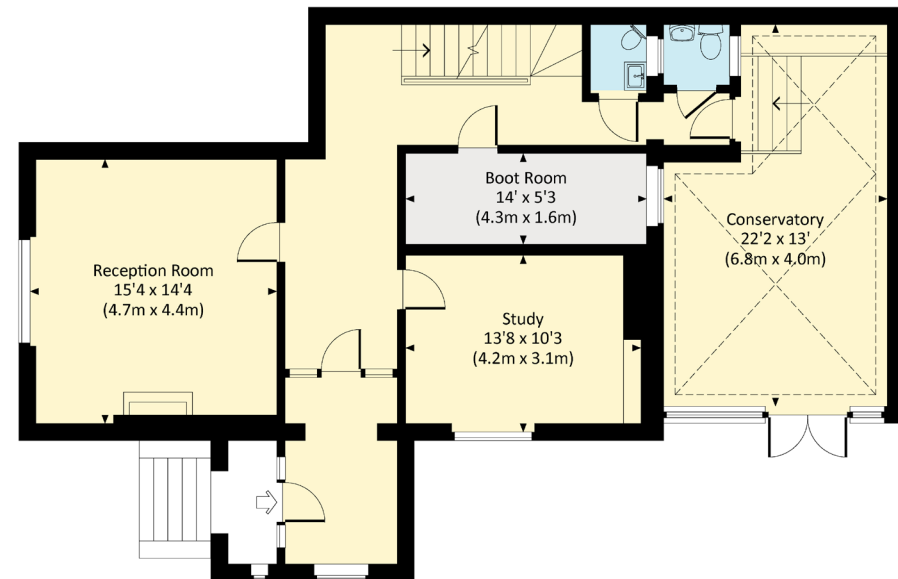
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



RAISED GROUND FLOOR

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.

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