



OAKLEY, 55 THE PARK

Cheltenham GL50 2SA



OAKLEY 55 THE PARK

A fine example of an early 1800's Grade II listed town villa, situated on a large private plot in the highly regarded distract of The Park and featured in 'Beautiful Homes' magazine.

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Local Authority: Cheltenham Borough Council

Council Tax band: G

Tenure: Freehold

Guide price - £4,350,000



LIVING

Approached via an automated gated entrance into a sweeping carriage drive, in a totally private setting surrounded by mature trees and hedges. The central pillared stone Doric portico creates a fitting entrance to the property . Inside the period features continue throughout with intricate plaster work friezes, marble fireplaces, panelled doors, and deep skirting boards. With enormous floor to ceiling windows the house is extremely light during all seasons.

To either side of the entrance hall there are a pair a substantial reception rooms, currently arranged as a formal drawing room and dining room. Both rooms have the highest level of detail with the most spectacular fireplaces. There are double French doors from the dining room into a beautiful conservatory, providing a wonderful vantage point to enjoy the gardens and further French doors which lead to the gardens.





KITCHEN AND SNUG

Towards the rear of the ground floor there is a snug with a built in TV (42") and library bookshelves and display niches, which leads to the kitchen/breakfast room; the lovely bay window overlooking the garden provides a perfect location for informal dining whilst the kitchen itself is fitted with a range of quality 'shaker style' cabinets, granite worksurfaces and integral appliances. All cabinetry in the house has been custom made to an exceptionally high standard.





BEDROOMS

On the first floor, there are five bedrooms, the principal bedroom with built in wardrobes, dual aspect windows and all marble ensuite shower room with designer Dorn Bracht sanitary ware. The other bedrooms have use of a family bathroom and separate shower room. All are generous in size, although the smallest is currently used as a dressing room.

On the lower ground floor there is a large home office with bespoke desk and library units with a reading area in front of a gas fire. It is set with an area for meeting with colleagues or clients, plus kitchen facilities including dishwasher and fridge freezer. The cinema room has further fitted furniture and a media wall. There is a gym area with its own bathroom, access to the pool and a temperature controlled cellar.





LOWER GROUND FLOOR

On the lower ground floor there is a large home office with bespoke desk and library units with a reading area in front of a gas fire. It is set with an area for meeting with colleagues or clients, plus kitchen facilities including dishwasher and fridge freezer. The cinema room has further fitted furniture and a media wall. There is a gym area with its own bathroom, access to the pool and a temperature controlled cellar.

Also, a small self-contained apartment has independant access. It has a bedroom, bathroom, small kitchen with bar seating for breakfast and space for watching TV. The house benefits from areas of underfloor heating, a back to base monitored security alarm plus entry intercom with cameras. Much of the plumbing and electrics have been updated.





Approx. gross internal area 6016 Sq Ft. / 558.9 Sq M.
Approx. gross internal area 6810 Sq Ft. / 632.7 Sq M. Inc. Garage



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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