

HUNTERS[®]

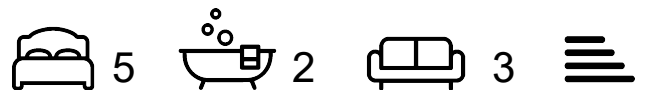
HERE TO GET *you* THERE



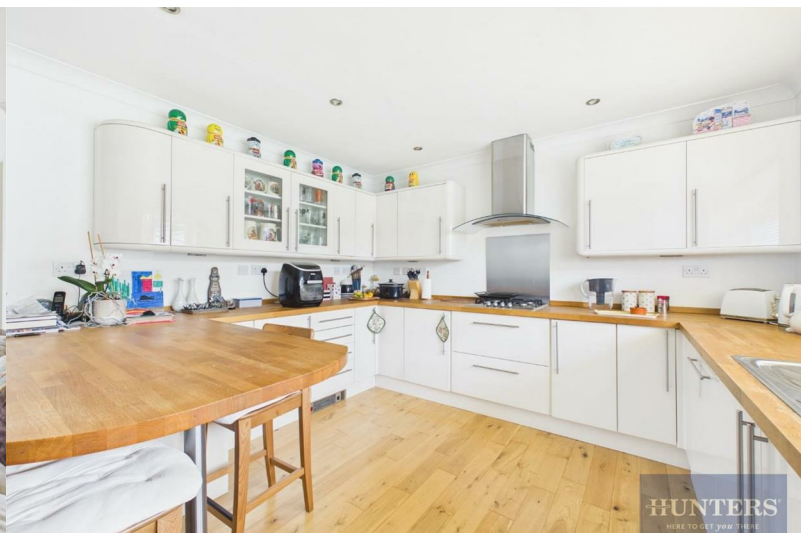
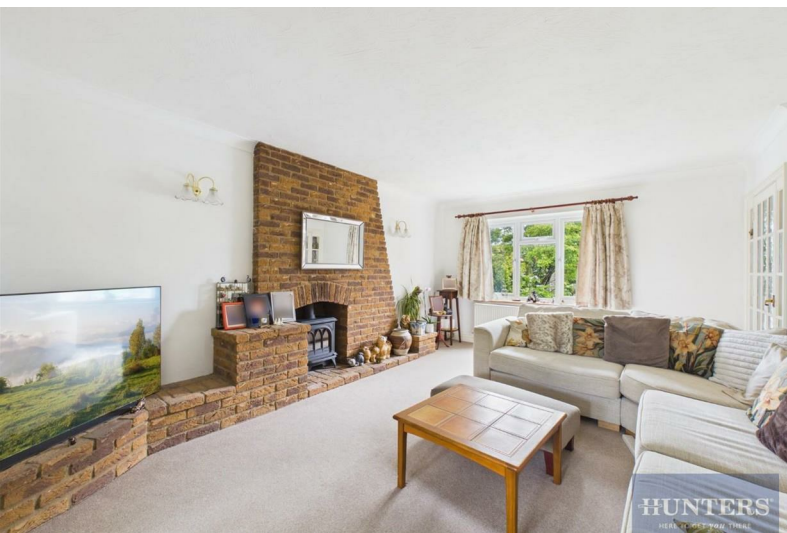
Swindon Lane

Cheltenham, GL50 4PA

Asking Price £895,000



Council Tax: G



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Welcome to Alvestone, a truly special five double bedroom detached family residence complete with garage and private gardens, situated within a 3-minute walk of the famous Cheltenham Racecourse on the edge of Cheltenham town centre.

This fine property is a unique, bespoke one-off build in circa 1985 and offers exceptional accommodation including:

Ground Floor:

The property is approached via a grand entrance porch with stone pillars and a raised step. The entrance hall and landing are quite exceptional and rare to find in a modern home. The ground floor boasts of a large 17'+ sitting room with double doors opening into the generous 14' dining room. The kitchen/breakfast room keeps the theme alive with over 17' of space, uncluttered with utilities due to the separate utility/boot room. The fourth reception room is designated as a home office/study but could easily be used as a music room or playroom.

First Floor:

The galleried landing is central to all rooms on the first floor. All bedrooms are more than capable of housing a double bed with comfort, and additional furniture. Bedrooms one and three face the front elevation with bedrooms two, four and five facing the rear. Bedroom one hosts its own full en-suite facility with a further four piece family bathroom serving the remaining rooms.

Outside:

The property is set well back from the main road behind its more than ample drive with off road parking for several cars. The side driveway leads to two substantial gates giving access to further hardstanding (ideal for a caravan or motorhome) leading in turn to a large, detached garage with mains power and light. At the rear, there is a good-sized south facing rear garden, dual tiered and mainly laid to lawn.

Summary;

This impressive home offers the appearance of a traditional stone country house without the associated complex maintenance, due to only being 40+ years old. This property comes highly recommended

Viewings by appointment only.

- Five Double Bedroom Detached Stone Built House
- Four Reception Rooms
- Impressive Communal Areas
- Three minutes Walk to the Racecourse
- Council Tax Band G | Energy Performance Certificate - tbc
- Built Circa 1985
- Two Bathrooms
- Garage and Ample Parking
- South Facing Rear Garden
- Tenure - Freehold

Living Room

13'1" x 17'9" (3.99 x 5.42)

Kitchen / Breakfast Area

17'9" x 11'10" (5.42 x 3.61)

Dining Room

14'9" x 11'10" (4.51 x 3.63)

WC

4'10" x 5'8" (1.48 x 1.75)

Utility Room

9'11" x 9'2" (3.03 x 2.80)

Study

9'11" x 8'4" (3.03 x 2.55)

Bedroom One

10'0" x 15'11" (3.06 x 4.87)

En-Suite

7'5" x 9'10" (2.28 x 3.00)

Bedroom Two

10'0" x 13'8" (3.06 x 4.19)

Bedroom Three

13'6" x 9'11" (4.13 x 3.03)

Bedroom Four

11'10" x 11'10" (3.63 x 3.61)

Bedroom Five

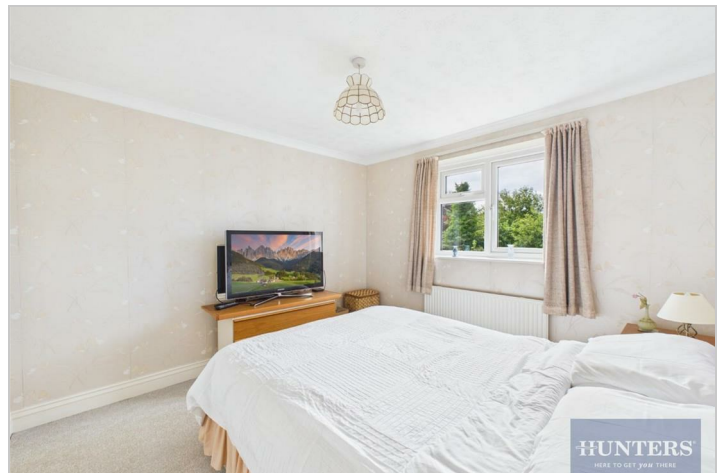
10'3" x 10'3" (3.13 x 3.14)

Bathroom

8'5" x 7'7" (2.59 x 2.32)

Garage

10'11" x 19'0" (3.34 x 5.80)



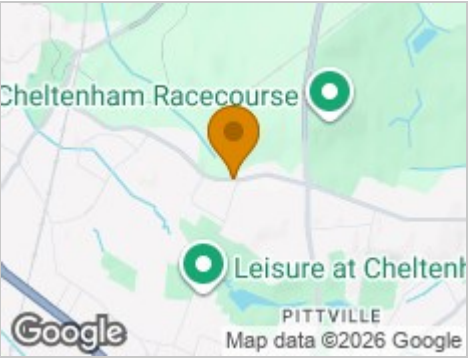
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.