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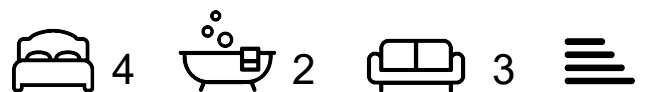
HERE TO GET *you* THERE



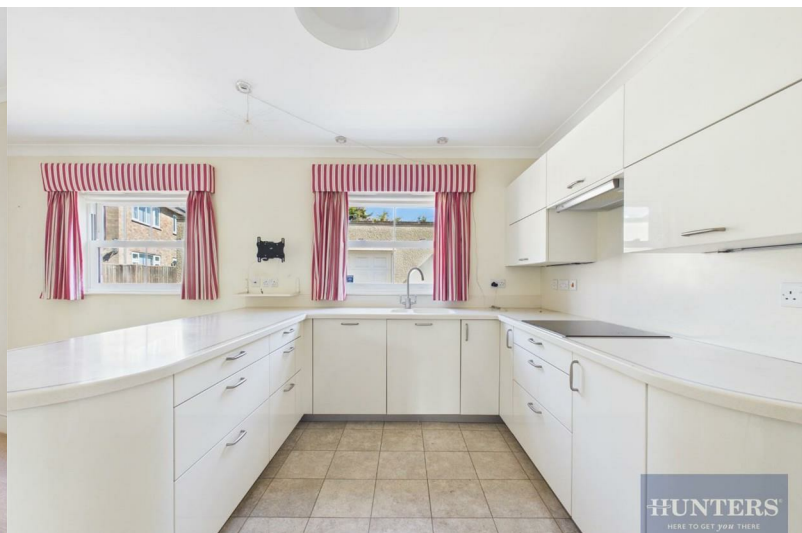
Pittville Crescent

Cheltenham, GL52 2QZ

Guide Price £900,000



Council Tax: F



8 Pittville Crescent

Cheltenham, GL52 2QZ

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Welcome to No.8 Pittville Crescent, a substantial four double bedroom L shaped detached family home situated in one of the most prestigious locations in Cheltenham, complete with a detached double garage and ample additional off-road parking.

The beautifully landscaped and west facing walled garden perfectly complements this outstanding property with a wide variety of trees, shrubs and a substantial summerhouse.

The property offers the following accommodation:

Ground Floor

There are two large 19'+ reception rooms, one facing the West elevation and the other facing South. Central to the family activity is the large kitchen/dining room adding a third reception area. Servicing the kitchen is a substantial utility/boot room and an additional cloakroom with guest wc facilities.

First Floor

There are four excellent double bedrooms, bedroom one boasts of a private en-suite and an additional dressing room. Bedroom two also has a private en-suite bathroom facility. Bedrooms three and four are serviced by the family bathroom.

Outside

The property faces Pittville Crescent with vehicular access via Pittville Crescent Lane. The property has two access points; one leads to a courtyard parking area and a large 22' x 18' double garage with built in garden wc. The other access point leads to further off-road parking if required. The generous patio area leads to a private, well tendered, walled rear garden offering a good degree of privacy. The wooden summerhouse has mains power and light.

IMPORTANT INFORMATION

This impressive property is being sold alongside No.9 Pittville Crescent as part of a private estate. Offers for each property or a combined offer for both plots will be reviewed by the sellers.

Pittville

This property has fabulous neighbours including the ever-popular Pittville Park, an award winning 82-acre park containing playgrounds, the famous Pittville Pump Rooms, a permanent coffee shop, a boating lake & an aviary.

Viewings By Appointment Only

Tel: 01242 528500

- **A Substantial Four Double Bedroom Detached House**
- **Two 19' Reception Rooms**
- **Three Bathrooms**
- **Set Within Beautifully Landscaped Gardens**
- **Council Tax Band F | Energy Rating (EPC) tbc**

Living Room

14'7" x 19'10" (4.46 x 6.05)

Kitchen / Dining Area

17'7" x 13'9" (5.36 x 4.21)

Family Room

13'9" x 19'10" (4.20 x 6.07)

Utility Room

6'9" x 11'2" (2.07 x 3.41)

WC

6'9" x 5'5" (2.08 x 1.66)

Bedroom One

14'7" x 13'2" (4.47 x 4.03)

En-Suite One

8'9" x 6'3" (2.69 x 1.91)

Bedroom Two

13'8" x 13'7" (4.19 x 4.15)

- **Central Pittville Location**

- **Large Kitchen Breakfast Room**

- **Large Double Garage and Additional Secure Parking**

- **Next To Pittville Park**

- **Tenure - Freehold**

En-Suite Two

7'7" x 5'10" (2.32 x 1.80)

Bedroom Three

10'1" x 11'2" (3.09 x 3.41)

Bedroom Four

14'3" x 10'3" (4.35 x 3.13)

Bathroom

8'11" x 5'4" (2.74 x 1.65)

Garage

22'0" x 18'1" (6.73 x 5.53)

WC (Garage)

3'1" x 4'11" (0.95 x 1.51)

Summer House

11'6" x 9'7" (3.53 x 2.93)



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.