



A beautifully presented modernised detached single storey dwelling

Ashford Court Cottage, 4a Ashford Road, Tivoli, Cheltenham, Gloucestershire GL50 2QZ

Freehold

savills

Entrance porch • entrance hall • sitting room • dining room • kitchen • walk in utility room • three bedrooms including a principal bedroom with en suite bathroom and a guest bedroom with en suite bath/shower room • shower room

Situation

Ashford Court Cottage is superbly tucked away in a private location just off Ashford Road which bisects Tivoli Road and Park Place, widely regarded as one of Cheltenham's most sought after residential locations.

Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa.

Less than a hundred miles from London it nestles beautifully between the Cotswold Hills and the Wye Valley, and is home to numerous prestigious schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar which recently topped the national GCSE schools league table.

Now a highly sought after place to live (voted the number 1 place in the United Kingdom to bring up a family by the Telegraph early in 2015), the town is well known for its grand houses set amongst formal avenues and beautiful garden squares.

For those with a taste for the finer things in life, there are Michelin starred restaurants, numerous bars, stylish shops and salons aplenty. For art and history lovers there is The Wilson, Cheltenham's newly refurbished museum and art gallery, whilst Cheltenham also has a thriving cultural scene

that includes two concert halls and three theatres. There are the numerous festivals such as The Wychwood Festival, the festivals of literature, science, food and drink and, perhaps the pinnacle for some, the jazz festival, which has historically attracted such known performers as Van Morrison, Jamie Cullum and Jools Holland.

Undoubtedly for many more, the highlight of the year is the annual racing festival culminating with the Cheltenham Gold Cup, the blue riband event of the national hunt calendar, and an attraction that draws the public to the town year after year.

Description

Ashford Court Cottage is a detached single storey property that has been extended and modernised beautifully by the current owners to create a fabulous home in a very tucked away location.

There are three double bedrooms with the main and bedroom two both enjoying en suite facilities, with a further shower room serving bedroom three and doubling as a cloakroom.

There are two reception rooms with a double aspect sitting room opening in to a separate dining room with sliding doors to the front and storage. An opening leads in to the wonderful fitted kitchen





with a range of fitted appliances. The utility room is accessed from the central hallway.

Outside is an enclosed garden laid mostly to hard landscaping for ease of maintenance, accessed through a five bar gate in to the parking area.

Planning Permission

Please note that planning permission was granted (now expired) under application number 18/01326/FUL dated 20th September 2018, subject to various conditions, for an addition on the first floor and ground floor alterations that would create three bedrooms and two bathrooms, a larger utility room and a snug. For further information please speak to the agents or alternatively search for the application number on the planning portal website (<https://publicaccess.cheltenham.gov.uk/online-applications/>).

Services

Mains water, electricity, gas and drainage. Gas fired central heating.

Local Authority

Cheltenham Borough Council.
Tel: 01242 262626.

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



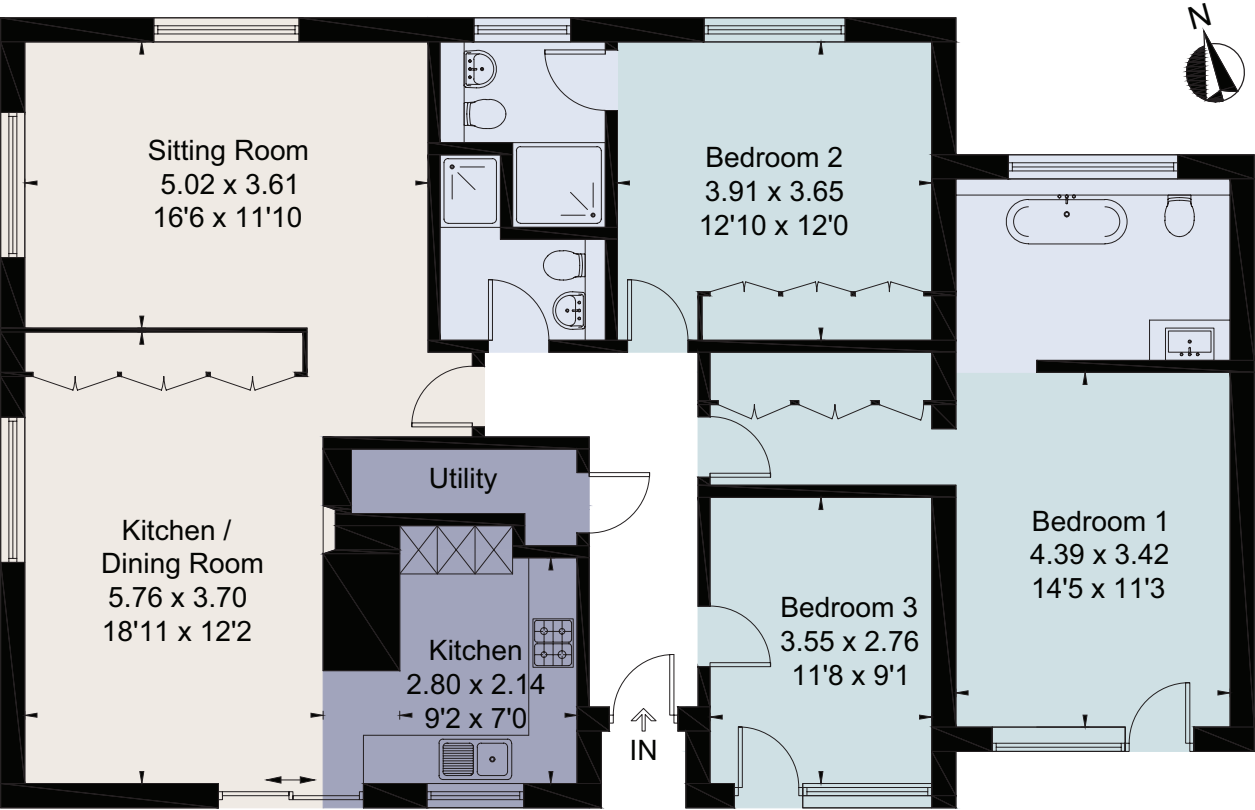
Ashford Court Cottage, 4a Ashford Road, Tivoli, Cheltenham, Gloucestershire GL50 2QZ
Approximate Area 128.4 sq m / 1382 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)



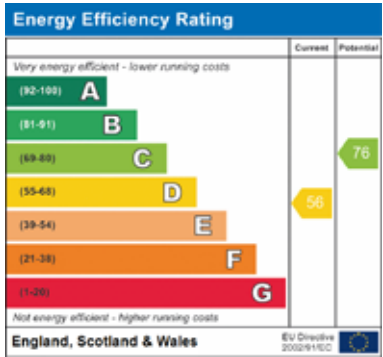
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