



# A stunning detached contemporary house in Tivoli

3 Tivoli Villas, Tivoli, Cheltenham, Gloucestershire GL50 2JB

Freehold



Entrance porch • entrance hall • cloakroom • family room/ bedroom 4 • study • open plan kitchen/ breakfast room/ dining room • sitting room • utility room • main bedroom with dressing room and en suite bathroom with shower • guest bedroom with en suite shower room • further bedroom • family bathroom • private parking • garage • enclosed and landscaped rear garden

### Situation

Tivoli Villas are superbly located, comfortably positioned on a quiet lane just off Andover Road, thus enjoying fabulous access to Montpellier, Tivoli and The Suffolks.

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, 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

Comprising just four detached contemporary homes built in 2013 by a well known local developer, Tivoli Villas is a sought after small development set in a superb position providing ready access to the cultural heart of Cheltenham.

Presented in excellent decorative order throughout, the house has been beautifully maintained by the current vendors.





Internally, the house benefits from a huge amount of natural light from numerous windows and the main reception area flows beautifully from the kitchen/breakfast room, into the dining area and on around the corner in to the sitting room. From the hall is an additional cloakroom and a family room/bedroom four, with a study and single garage.

On the first floor, the stunning main bedroom includes a fabulous dressing room in to an en suite bathroom with shower. The guest bedroom also includes an en suite and there is a third double bedroom, both with built in wardrobes, with a family bathroom. The statement staircase and landing features a balcony.

#### **Services**

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

#### **Local Authority**

Cheltenham Borough Council.  
Tel: 01242 262 626.

#### **Tenure**

Freehold with vacant possession on completion.

#### **Energy Performance**

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

#### **Viewing**

Strictly by appointment with Savills.



**3 Tivoli Villas, Tivoli, Cheltenham, Gloucestershire GL50 2JB**

**Approximate Area** 236.4 sq m / 2545 sq ft

**Garage** 14.4 sq m / 155 sq ft

**Total** 250.8 sq m / 2700 sq ft

**Including Limited Use Area** (1.1 sq m / 12 sq ft)



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**Chris Jarrett**

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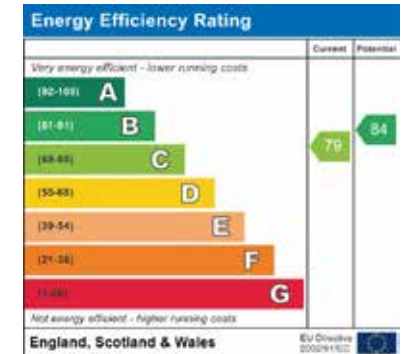
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Ground Floor

First Floor



For identification only. Not to scale. © 201118CJ

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