



10A VITTORIA WALK

CHELTENHAM ♦ GLOUCESTERSHIRE ♦ GL50 1TW

savills

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AN UNIQUE MEWS STYLE ATTACHED
HOUSE WITH A FABULOUS PRIVATE
GARDEN, PRIVATE PARKING AND
A DETACHED OFFICE/STUDIO

- Entrance hall ♦ sitting room
- ♦ kitchen/breakfast room ♦ conservatory
- ♦ two double bedrooms ♦ bathroom ♦ private garden
- ♦ private parking and detached office/studio





SITUATION

Vittoria Walk is a residential road that connects Montpellier Drive with Oriel Road comprising a range of residential buildings including the stunning Vittoria House, one of Cheltenham's most important Regency buildings and the location of one of the original spas in the town, next door.

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.

DESCRIPTION

10A Vittoria Walk is a charming two storey attached mews style house in a lovely tucked away location with an outstanding private garden.

There are two double bedrooms on the first floor with a bathroom while on the ground floor is a good sized fitted kitchen, a generous sitting room and a glazed conservatory

including double doors to the garden.

To the side of the house is a narrow allocated parking space, ahead of which is the former garage now converted into an office/studio building.

The garden is the main feature which is very private, very well planted with mature plants and trees and ideal for al fresco entertaining.

SERVICES

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

TENURE

Freehold.

LOCAL AUTHORITY

Cheltenham Borough Council. Tel: 01242 262626.

ENERGY PERFORMANCE

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

VIEWING

Strictly by appointment with Savills.



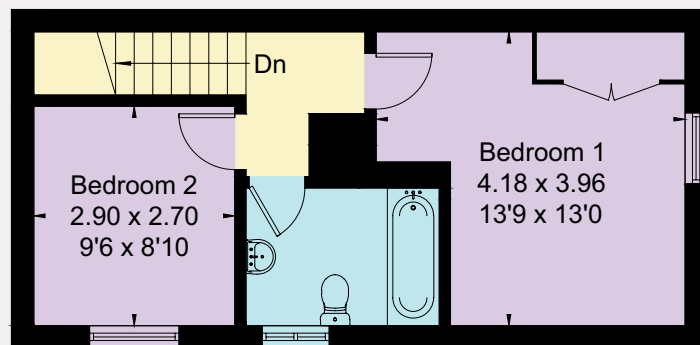
FLOORPLANS

Approximate IPMS2 Floor Area = 84.2 sq m / 906 sq ft

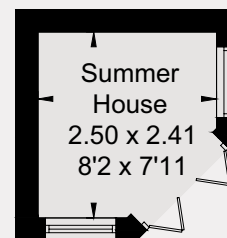
Office = 7.0 sq m / 75 sq ft

Limited Use Area = 1.0 sq m / 11 sq ft

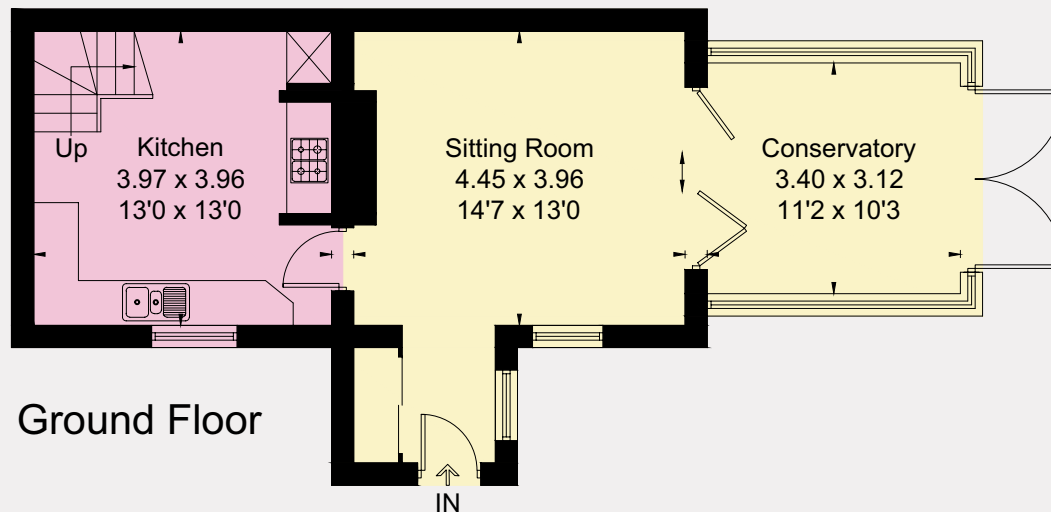
Total = 92.2 sq m / 992 sq ft



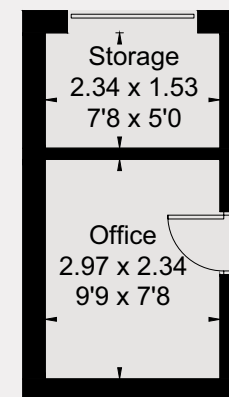
First Floor



[] = Reduced head height below 1.5m



Ground Floor



Outbuildings
(Not Shown In Actual
Location / Orientation)

Savills Cheltenham

The Quadrangle, Imperial Square,
Cheltenham GL50 1PZ
cheltenham@savills.com

01242 548 000

savills.co.uk

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