



# A beautifully modernised three storey house

**3 Tudor Lodge, 17 The Park, Cheltenham, Gloucestershire GL50 2SL**

Freehold with vacant possession on completion





Open plan kitchen/dining/living room • Front to back sitting room • Three bedrooms • Two bathrooms • Garden • Garage and parking

### **Situation**

The Park is one of Cheltenham towns premier residential districts, located to the South of the town centre providing excellent access to Montpellier and Tivoli. Tudor Lodge is beautifully set back from the road with a wide grass verge and trees providing plenty of privacy.

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**

3 Tudor Lodge is a three storey modern town house which has been beautifully renovated by the current owners to include a superb open plan ground floor

living space comprising a kitchen/dining/living room with a wide central island unit. From the front door a hallway and cloakroom are next to the stairs.

On the first floor is a front to back sitting room with bathroom ahead, while on the second floor are three bedrooms and a bathroom.

Outside is an enclosed rear garden with low maintenance landscaping, beyond which is an allocated parking space and garage.

### **Services**

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

### **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.





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**Approximate Area** 136.8 sq m / 1472 sq ft

**Garage** 13.4 sq m / 144 sq ft

**Total** 150.2 sq m / 1616 sq ft

**Including Limited Use Area** 0.9 sq m / 10 sq ft



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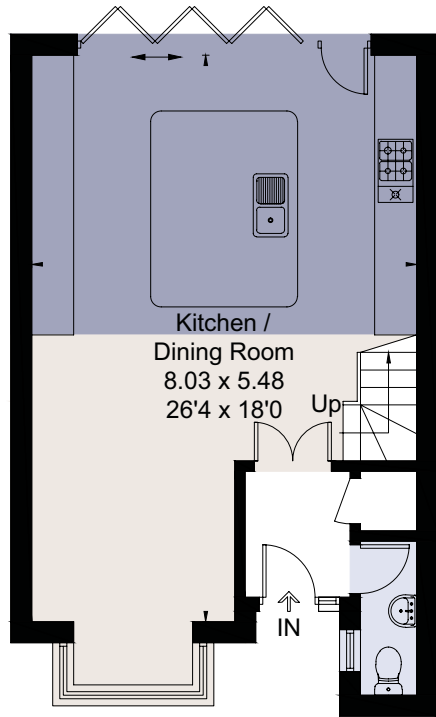
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**Chris Jarrett**

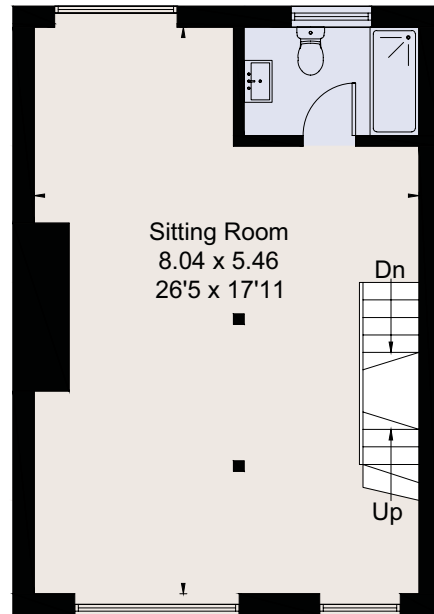
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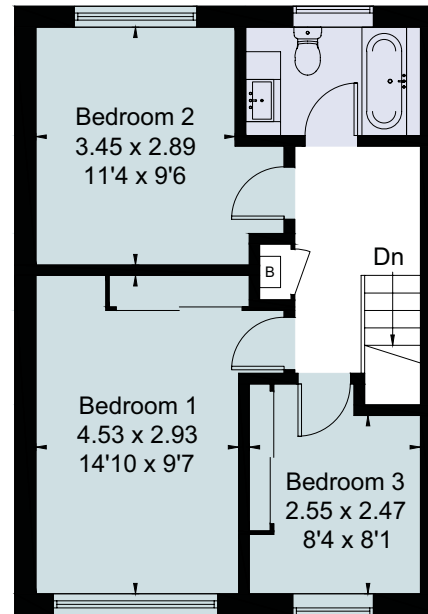
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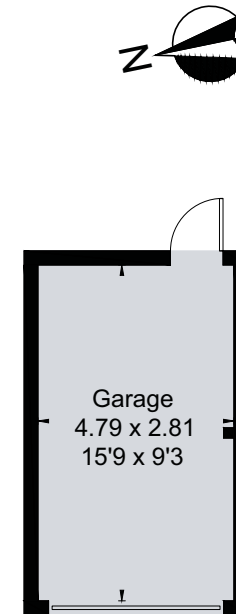
Ground Floor



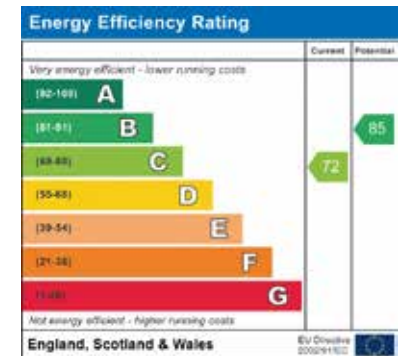
First Floor



Second Floor



(Not Shown In Actual Location / Orientation)



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