# A superbly presented, light and spacious home

**9 Lansdown Walk, Cheltenham, Gloucestershire GL50 2LJ**

Freehold

savills

Kitchen/dining room • utility room • cloakroom • sitting room • study • three first floor bedrooms (including guest suite) • bathroom • second floor master suite with terrace • private enclosed south facing courtyard garden and off road parking with electric gate

**Situation**

Lansdown Walk is in the historic area of Lansdown next to the sought after Montpellier district of Cheltenham.

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.

**Description**

9 Lansdown Walk was constructed 4 years ago and is one of 5 contemporary homes with extremely private, yet lovely and light, accommodation. The property is a 'low maintenance' home offering stylish town living ideal for a 'lock up and leave' lifestyle.

Finished to exacting standards, the house offers generous accommodation on three floors with the added benefit of an enclosed south facing courtyard garden/ secure off road parking area and a west facing terrace off the master suite.

An entrance door leads in to the wide entrance hall, with a cloakroom and separate utility room off, with a further door leading in to the wonderful kitchen/breakfast room. This is an outstanding room with a wall of sliding glass doors to the courtyard which effectively strengthens the natural relationship between the courtyard and the house. The kitchen itself is very well fitted with a comprehensive range of cupboards and integrated appliances with a central island unit and breakfast bar as the centrepiece.

Also at this level is the sitting room and beyond, the study.

On the first floor are three bedrooms, one with en suite shower room and dressing area, and a family bathroom. Occupying the entire second floor is the master suite including a west facing terrace with an interesting rooftop outlook.

Worthy of particular mention is the outstanding attention to detail throughout the house and the immaculate presentation.

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

**Tenure**
Freehold with vacant possession on completion.

**Local Authority**
Cheltenham Borough Council.
Tel: 01242 262 626.

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

**Viewing**
Strictly by appointment with Savills.

**9 Lansdown Walk, Cheltenham, Gloucestershire GL50 2LJ**
**Approximate Area** 217.1 sq m / 2337 sq ft
**Including Limited Use Area** 3.4 sq m / 37 sq ft

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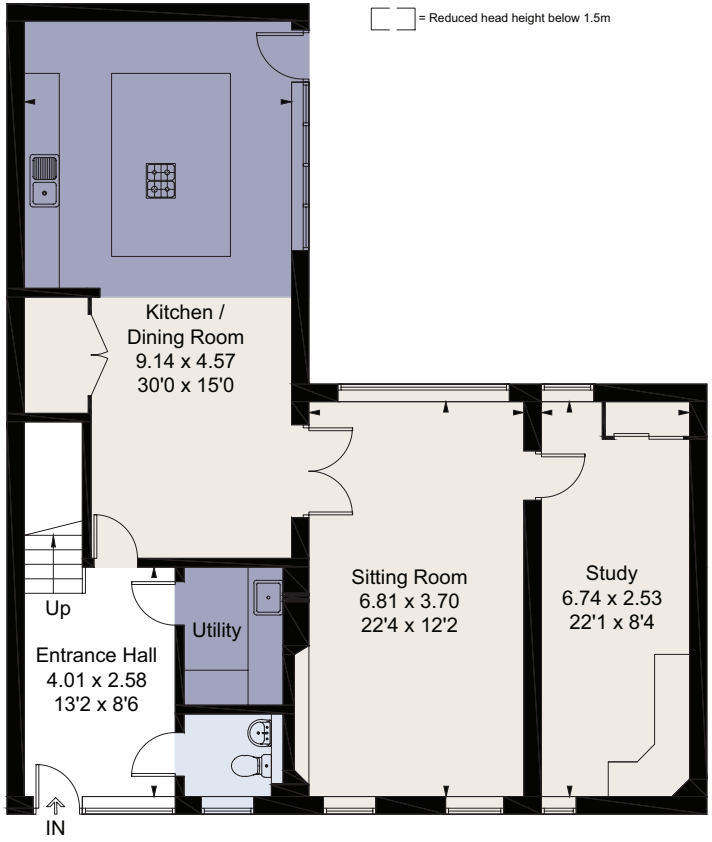
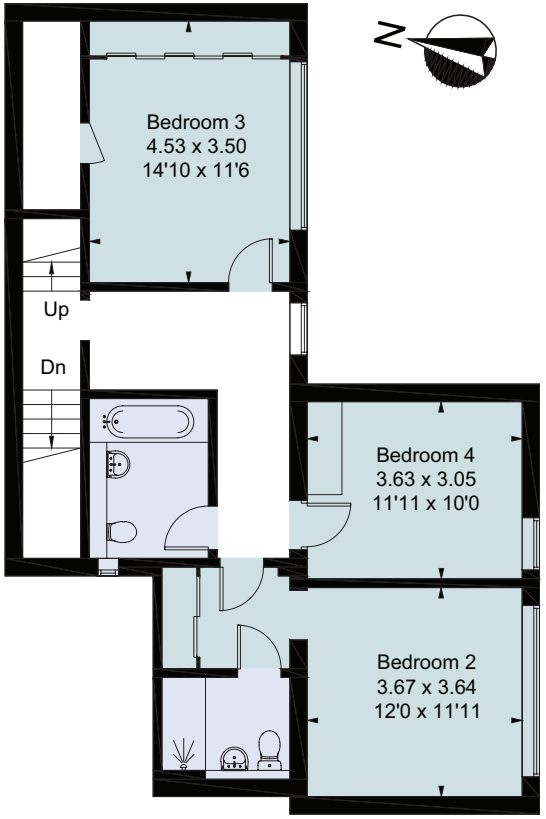
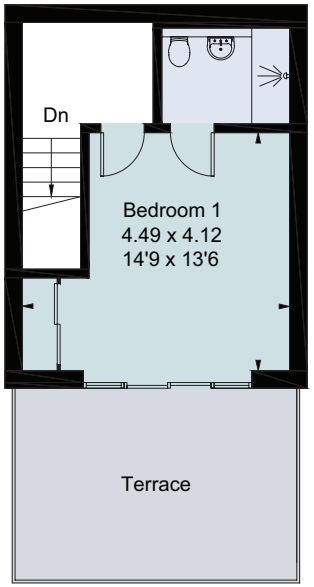


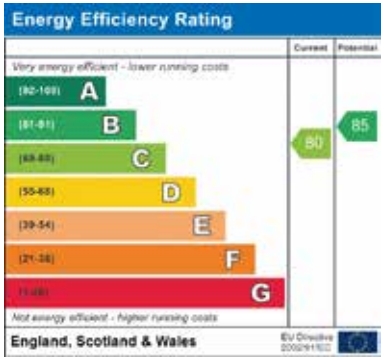

Ground Floor




First Floor




Second Floor

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