



# Beautiful duplex apartment in a stunning location

**Little Oakfield, 95 The Park, Cheltenham, Gloucestershire, GL50 2RW**

Leasehold with share of freehold (999 year lease from 1st January 1973)





Kitchen/dining room • sitting room • three bedrooms  
• cloakroom • bathroom • allocated parking space  
• integral garage • communal gardens

### Situation

Little Oakfield is well located on the Southern edge of the town centre within the consistently popular residential area of The Park and within easy reach of Tivoli, Montpellier and the Bath Road with a comprehensive range of shops and amenities. Situated on the north side of The Park, Hatherley Park is also within easy reach. The property offers easy access to the A40, and the A46 whilst being within a particularly sought after residential area.

Less than a hundred miles from London, Cheltenham 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.

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

Little Oakfield forms the major part of the east side of Oakfield which is a commanding Grade II listed regency building, (built 1835). The apartment is a spacious duplex offering approximately 1338 sq ft of accommodation and has its own private entrance via steps to the raised ground floor. The kitchen is large with room for a dining table and chairs. The sitting room is a stunning space with high ceilings, period features, fireplace and floor to ceiling windows and doors. Upstairs there are three bedrooms, a cloakroom and a large four piece bathroom.

Outside is a lovely communal garden with seating area and a sweeping gravel driveway leading to an allocated parking space and an integral garage, (with mains water and electricity).







#### **Services**

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

#### **Local Authority**

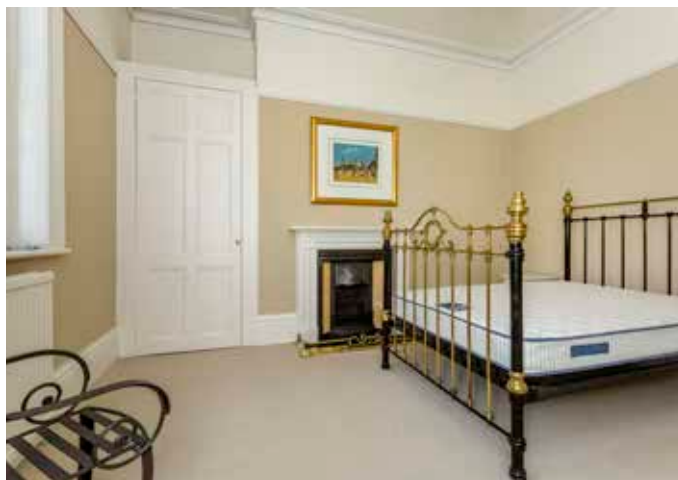
Cheltenham Borough Council.  
Tel: 01242 262626.

#### **Tenure**

Leasehold with share of freehold (999 year lease from 1st January 1973)

#### **Viewing**

Strictly by appointment with Savills.



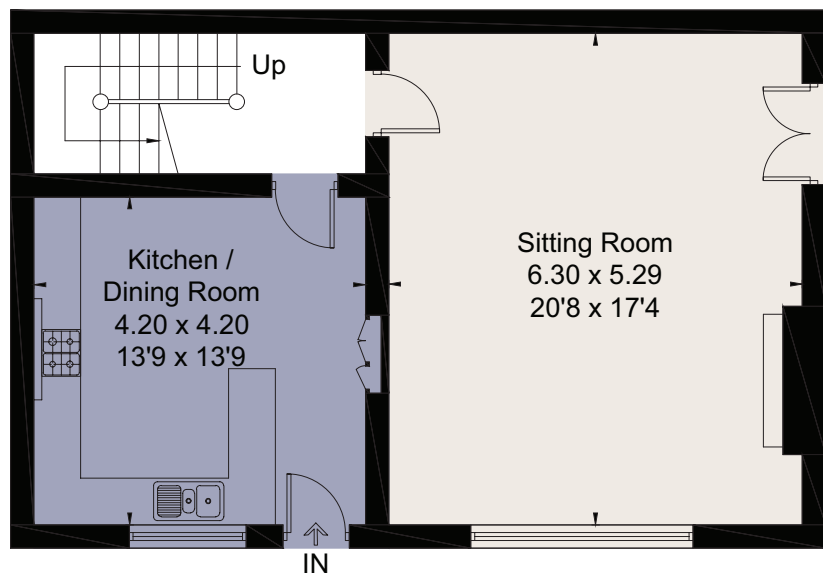
**Little Oakfield, 95 The Park, Cheltenham, Gloucestershire, GL50 2RW**  
**Approximate Area** 124.3 sq m / 1338 sq ft (Not including garage)



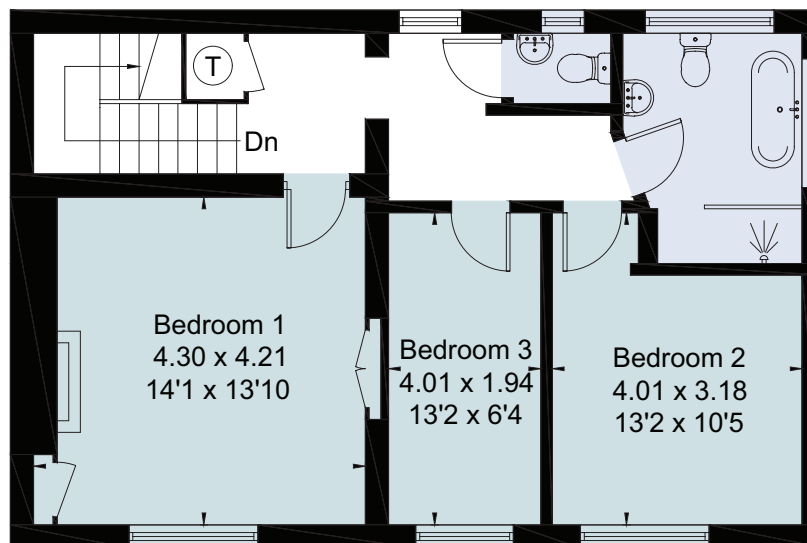
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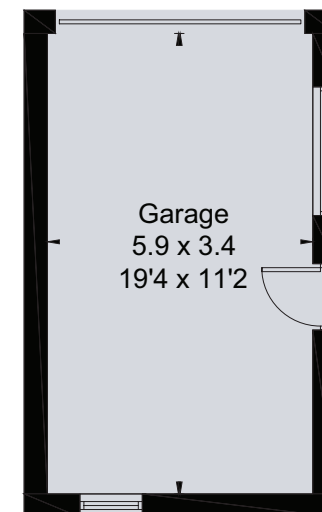
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Ground Floor



First Floor



Garage  
(Under the Sitting room)

For identification only. Not to scale. © 200611BB

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