



# A generous family home on a private estate

98 Redgrove Park, Cheltenham, GL51 6QZ

Freehold





Entrance hall • sitting room • two dining rooms • kitchen/ breakfast room • utility room • ground floor cloakroom • four first floor bedrooms • three bath/shower room • block-paved driveway • lawned garden to the front • garage • lawned garden to the rear • garden shed

### Situation

Redgrove Park is a prestigious private development found to the west of the town centre, ideally positioned to take advantage of excellent access to the M5 as well as the shopping facilities of the town itself.

Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa towns. Now a highly desirable place to live the town is well known for its grand houses set amongst formal avenues and beautiful garden squares.

Fewer than a hundred miles from London it nestles beautifully between the Cotswold Hills and the Wye Valley and is home to numerous respected schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar.

For those with a taste for the finer things in life there are Michelin-starred restaurants, popular bars, stylish shops and salons aplenty. For art and history lovers there is The Wilson, Cheltenham's refurbished museum and art gallery, whilst the town 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 famous Cheltenham 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.

The highlight of the year is the annual racing festival culminating with the Cheltenham Gold Cup, the most prestigious event of the National Hunt calendar, and an attraction that draws the public to the town year after year.

### Description

Redgrove Park is a sought-after private development with number 98 situated close to the entrance of the estate offering a quiet yet convenient setting. The Tudor Revival front elevations provide a handsome first impression.

The accommodation is extends to over 2000 sq ft across two floors, with excellent scope for extension or cosmetic improvement by the new owner.

Access is via an entrance hallway with cloakroom with double doors opening to a sitting room and adjoining dining room and conservatory, creating a fantastic space for entertaining. In addition there is a further reception room and a large kitchen/breakfast room. A utility room to the rear has space for laundry machines and internal access to the garage.







On the first floor there are four good size bedrooms including a spacious principal bedroom with fitted dressing area leading through to an en suite bath and shower room. There is an additional guest bedroom with en suite shower room while the two remaining bedrooms share a family bathroom.

Set in a generous plot with gardens to the front and rear, the house has the added benefit of a block paved driveway providing off-street parking and a large garage. The garden wraps around the side of the house to the rear, comprising a mostly level lawn enclosed by wooden panel fencing, a patio adjoining the conservatory and a rear boundary of mature hedging.

#### **Services**

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

#### **Local Authority**

Cheltenham Borough Council.  
Tel: 01242 262626.

**Tenure**  
Freehold

#### **Energy Performance**

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

#### **Viewing**

Strictly by appointment with Savills.



**98 Redgrove Park, Cheltenham, GL51 6QZ**

**Approximate Area** 190.2 sq m / 2047 sq ft (Excluding Shed)

**Garage** 25 sq m / 269 sq ft

**Total** 215.2 sq m / 2316 sq ft

**Including Limited Use Area** (3 sq m / 32 sq ft)



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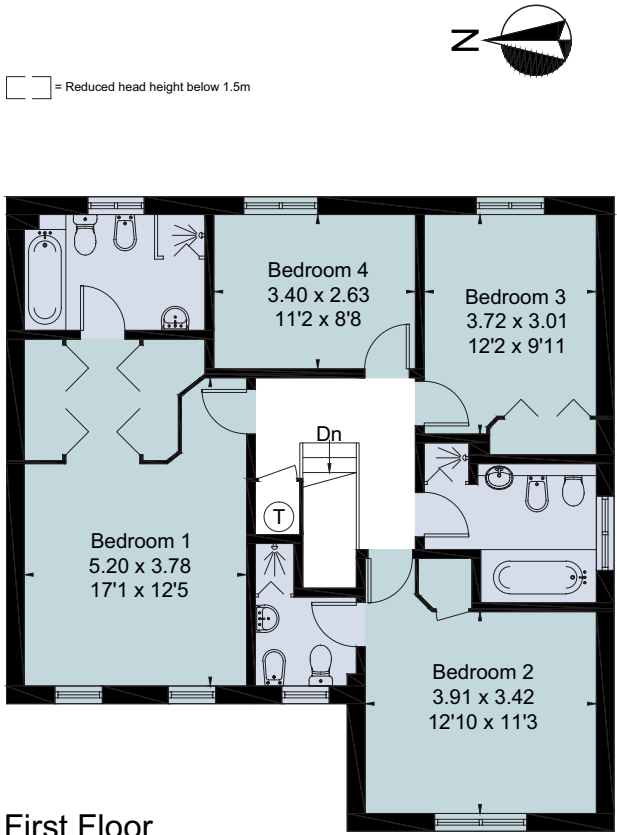
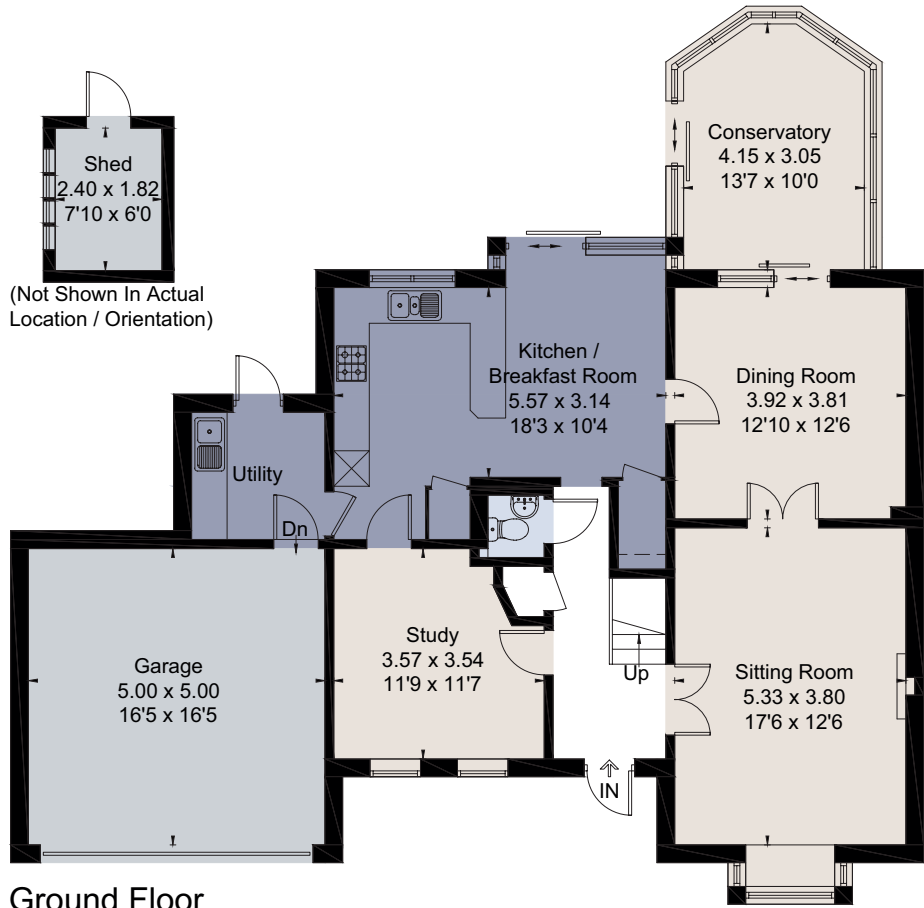
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