

# THE ZOOKEEPERS HOUSE

2 The Park, Cheltenham, GL50 2SG



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EVANS

THE MOST BEAUTIFULLY PRESENTED AND METICULOUSLY REFURBISHED LANDMARK DETACHED FAMILY VILLA WITH A SPACIOUS GARDEN, EXCEPTIONAL ACCOMMODATION AND PARKING ALL WITHIN CHELTENHAM'S MOST SOUGHT-AFTER POSTCODES.

**Ground Floor:**

Snug • Drawing Room • Kitchen/Living/Dining Room • Study/Reading Room • Utility/Boot Room

**First Floor:**

Principal Bedroom with en Suite Bathroom & Wardrobes • Two Further Bedrooms • Luxury Bathroom • Office

**Upper Floor:**

Bedroom with En Suite • Bedroom • Viewing Tower

**Outside:**

Large Garden • Home Office Cabin • Off Road Parking

**DESCRIPTION**

Without doubt, The Zoo Keepers House is one of Cheltenham's most iconic properties, not least owing to its symbolic position on The Park, but also its delightful local history, a home with a wonderful Cheltonian story and one that has been adapted, loved and restored through generations.

Today's home has been the subject of a significant and intricate restoration, this landmark villa dates back to the late 1800's yet the current owners have intricately restored the home from the outside in, all cleverly conceived and applied to perfectly balance period architecture with a contemporary finish, all whilst retaining the many special features that make this home one of the most special within the town.

From the outside, the villa has enchanting elevations giving it a dynamic facade and one of great interest. Inside, the sensitively refurbished interiors are beautiful in style, with the current owners carrying out significant works resulting in the turnkey home you see today. It is rare in this coveted pocket of the town to find a home of this architectural merit, finished to this level of care and standard, both inside and out, all within a generous plot.

Entrance is via a welcoming hallway with a cantilevered staircase that rises to the upper floors and doors that lead off to the principal living areas. Designed to overlook the garden and opened



up to create a stunning family and entertaining space, is the kitchen, dining room and living room. As with any of the best family homes, this is the heart of the house with a deep floor to ceiling sash hung bay window to the front, French doors opening out to the garden and dual sash hung windows to the side ensuring an abundance of natural light. The contemporary styling includes a bespoke handmade kitchen by The Plywood Kitchen Company with oak veneers, a generous Durasein island and work surfaces and a quality range of integrated appliances to include a Neff oven, fridge and freezer, Elica induction hob with integrated extract.

A short step away from the kitchen is a cosy, informal room with original stone fireplace that would make an excellent 'back kitchen', home office or library.

To the other side of the hallway is a more formal living room with a focal fireplace with beautiful original hand painted and glazed tiles, decorative ceiling and wide sash hung bay window.

Also on the ground floor is a study, a large utility/boot room with further extensive storage and a cloakroom. Of important note, and shown on the floorplan, is the extensive lower ground floor accommodation with an internal staircase off the hallway that offers a further circa 800 square feet of space, that would

allow for the creation of more living or guest space along with two large storerooms.

The bedrooms are a wonderful balance to living rooms, extending over the first and upper floors, feeling of space and light, where a deep landing with fitted linen cupboard and delightful reading area with window seat can be found on the mezzanine level. The stunning principal bedroom is presented in a boutique suite style with, complete with an en suite a Duravit floor standing bath, Crosswater shower, enclosed w.c., Claybrook Studio vanity units and sinks with brass crosswater taps with Calcutta Amber Honed Marble herringbone splashbacks to the walls and flooring. Extending to almost 22' this is an exceptional sanctuary with a wonderful outlook over the gardens.

Two further double bedrooms and an office are arranged off the first floor and mezzanine, served by a bathroom of generous proportions, and fitted with a Duravit floorstanding bath, Coalbrook shower, bath taps, Drench fluted shower screen, Lusso Stone Vanity with Coalbrook taps, Mandarin Stone porcelain herringbone floor tiles and Mandarin Stone wall tiles.

Continuing to the second mezzanine, is a further en-suite bedroom with Crosswater shower and Mandarin Stone large porcelain flooring and wall tiles.



## ZOO KEEPERS HOUSE, THE PARK, GL50

Approx. gross internal area 4020 Sq Ft. / 373.5 Sq M.

Approx. gross internal area 4324 Sq Ft. / 401.7 Sq M. Inc. Restricted Height Area

Approx. gross internal area 4504 Sq Ft. / 418.4 Sq M. Inc. Garden Shed



All measurements are approximate and for guidance and illustrative purposes only. Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



### IMPORTANT NOTICE

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The top floor of The Zookeeper's House is an exciting and unique space as along with a large, light double bedroom and access to storage, a low arched doorway opens up in to the smoking room with a ladder to the viewing tower, one of its kind in Cheltenham, with a boarded seating area perfect for evening drinks and to take in the breathtaking views across The Park, Cheltenham and The Cotswolds.

### THE GARDENS

The gardens of The Zookeeper's House provide a lovely setting for the villa, softening the elevations with a large level expanse of lawn with a deep, well stocked display border, beech, and Portuguese laurel hedging, 6' timber close board fencing and bespoke spike and urn wrought iron railings and gate. Mature planting flanks the terrace which captures the sun throughout the afternoon and evenings. A newly created driveway allows private parking for three to four vehicles and tucked at the end, is a Dunsterhouse garden cabin ideal as a home office. A fast-charging cable has been installed from the basement distribution board to fencing adjacent to the garage – a charging unit will need to be installed.

Of worthy note, there is current planning permission for the addition of a larger garden structure including shed, carport, and bin store, in a similar location to the shed as above – circa 45sqm.

### SITUATION

The Park is undeniably Cheltenham's most famous addresses, a landmark crescent with some of the town's most notable houses. This beautiful pocket of Cheltenham is green and leafy, and within a short stroll is a range of immediate amenities on the sought after Bath Road and, charming Tivoli with its deli, a sought-after pub, coffee house restaurants and boutique stores. A little further is Montpellier, with its beautiful parade of boutique shops, coffee houses and eateries, including The Ivy. The property enjoys the best of all worlds, with parks and open spaces in addition to esteemed educational establishments The Cheltenham Ladies' College, Cheltenham College and Dean Close, all are within a comfortable walk. Cheltenham's fashionable shopping district is extremely close and is also home some excellent shopping, restaurants and the many internationally renowned Festivals to include Jazz, Music and Literature that the town offers. Communication links are highly accessible to the M5, A40 and A435 and Cheltenham Spa train station is under a mile away.

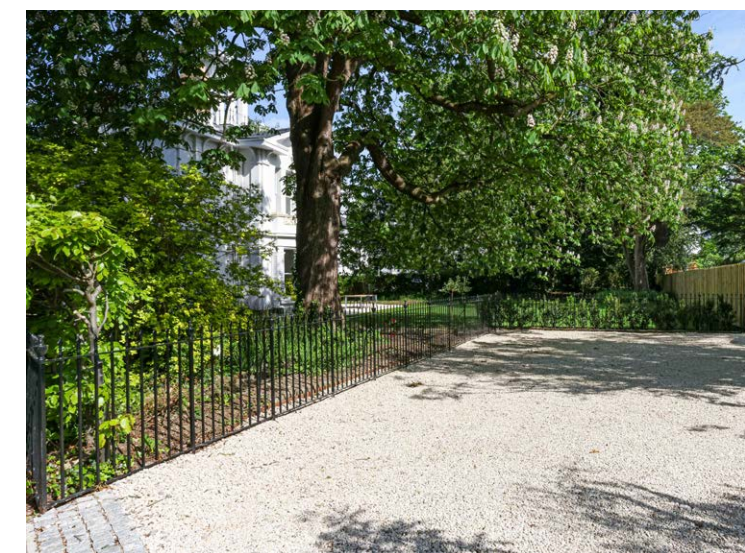
### ADDITIONAL INFORMATION

All mains services are connected

Local Authority: Cheltenham Borough Council (01242) 262626

Council Tax Band G

The Property is Grade II listed.



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