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EVANS

3 MAY COURT

Lansdown, Cheltenham, GL50 2JW

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LANSDOWN, CHELTENHAM, GL50 2JW

A completely renovated and extended home, with parking and garage, within the most ideal prime location, a short stroll from Montpellier, the Cheltenham Ladies College and The Promenade.

- Sitting Room
- Kitchen/Dining/ Family Room
- Utility Room
- Cloakroom
- Three Double Bedrooms, Principal with En Suite
- Bathroom
- Garden
- Parking for two cars
- Garage

DESCRIPTION

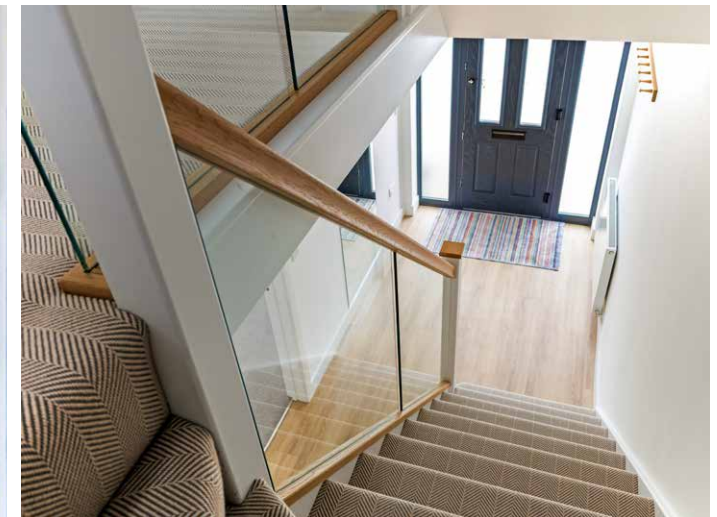
Number 3 May Court is an immaculate turnkey house, a stone's throw from Montpellier yet in a peaceful and private prime setting which is so rarely found so close to the town centre. It would be ideally suited for those looking for the location and appeal of a luxury flat with the added benefits of a private garden, parking and garage.

When designing the house and garden, the emphasis was to create a quality, sociable yet practical home that combined modern day living with immediate access to outside space with a low maintenance approach.

The property has been the subject of an extensive refurbishment, which has seen the house taken back to brick, extended and remodelled to the most meticulous standard, with a creative use of light and space throughout.

Significant investment has been made both externally to include, a new roof, rendering, new windows, new garage, and new parking area to the front and, internally to include a new central heating system, re-wire, new kitchen, utility, cloakroom and new bathrooms.

The interior design gives the property a seamless look that enhances the natural light within the house. It offers the highest quality fixtures and fittings, with new carpets and Amtico flooring, bespoke cabinetry to the sitting room and dining room, built in wardrobes to each bedroom and heated towel rails and Duravit vanity units to all bathrooms.



The main living space combines a wonderful arrangement of a relaxed sitting room to the front and a beautiful kitchen/dining/family space with sliding doors that lead to a sun terrace and garden.

The kitchen is newly fitted and there are a range of new integrated appliances, to include a full height fridge and full height freezer, oven, microwave, warming drawer, induction hob and dishwasher all under granite worktops.

The kitchen divides naturally to the sitting/dining area which alongside the bespoke fitted cabinetry has ample space for a large dining table and a sofa and opens out onto the garden.

The utility room is equally well planned with the same quality units and granite worktops as the kitchen, a heated towel rail and space for a washing machine and tumble dryer.

Additionally, there is a newly fitted cloakroom, an understairs cupboard, and a shoe cupboard off the hall.

On the first floor, there are three double bedrooms, the principal with an en suite, all with built in wardrobes, and a house bathroom.

OUTSIDE

The location of the property is much of the charm and its discreet setting is a quiet oasis for living so close to town.

Nestled behind high hedging that is set to the boundaries of this quiet enclave, May Court is made up of just 4 townhouses and is set well back from Malvern Road.

To the front of the property there are two generous parking spaces and an EV charging

Point. The new garage is to the rear of the property with space in front to park a further small to medium sized car.

Particular thought has also been given to the garden which is unusually spacious for the location. It is newly landscaped, designed entirely to be low maintenance with composite decking, a large patio terrace and a decorative lawn. Pleached trees and new fencing provide the boundary line which also has access to both the rear of the property and to the garage via a pedestrian door.

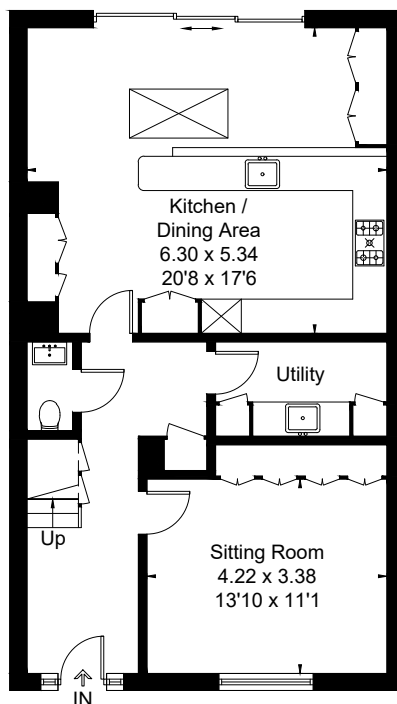
SITUATION

Malvern Road is one of Cheltenham's finest addresses nestled in a lovely pocket of Lansdown. The road itself is made up of character properties and is particularly quiet despite being within strolling distance of the cosmopolitan lifestyle on offer in Cheltenham's centre. The famous shopping districts of Montpellier and The Promenade, with their lively restaurant culture and various festivals, is less than a 10-minute stroll. The appeal of this location is its easy accessibility to Cheltenham's world-renowned schools with The Cheltenham Ladies' College, Cheltenham College, Dean Close and Dean Close Preparatory all within a mile, lending itself to an ideal base for these boarding school. Communication links are also excellent to the M5, A40 and A435 and Cheltenham Spa train station within a comfortable walk.

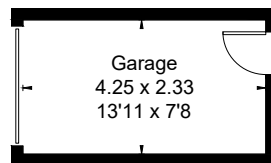


FLOORPLANS

Approximate Floor Area = 119.5 sq m / 1286 sq ft
Garage = 10 sq m / 108 sq ft
Total = 129.5 sq m / 1394 sq ft

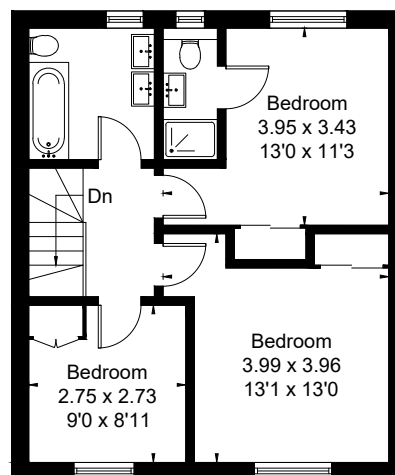


Ground Floor

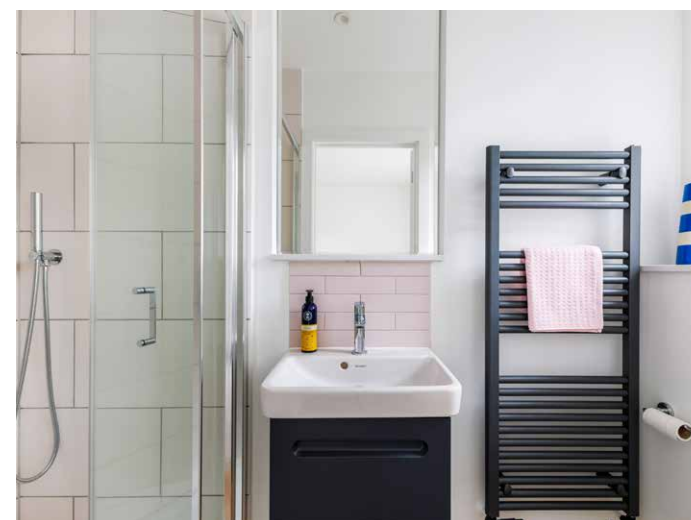
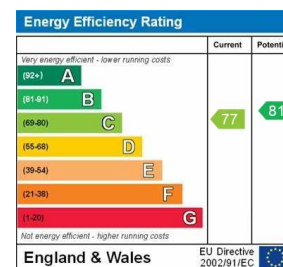


(Not Shown In Actual
Location / Orientation)

[] = Reduced head height below 1.5m



First Floor



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