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11 Redgrove Park

Cheltenham, GL51 6QY

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A well-presented family home with excellent accommodation, a double garage and a lovely garden in the prestigious Redgrove Park development.

- Reception hall
- Kitchen/Breakfast room
- Living room
- Study/Sitting room
- Conservatory/Dining room
- Utility room
- Cloakroom
- Principal bedroom with en suite
- Three further double bedrooms
- Family bathroom
- Southerly facing garden
- Off road parking
- Double garage

A development of its era and one that is hugely sought-after, 11 Redgrove Park is a lovely detached executive home which forms an attractive tree lined estate of high-calibre properties.

Spanning over 2250 Sq Ft, with a double garage and mature gardens, this is a home designed to suit modern family life with practical and well-planned accommodation.

An entrance vestibule opens to a wide hall is a welcoming space to introduce the reception rooms, each one flowing off the hall. To the front of the house is a study that also makes an excellent informal sitting room and across the side is the impressive living room which extends to over 22 Ft and has French doors that open to the outside terrace and gardens. Adjacent is the lovely conservatory which the current owners use as a dining room. This benefits from a triple-aspect view of the mature grounds and is flooded with natural light owing to the volume of glass and atrium roof. From here a door opens to the kitchen/breakfast room extending this social area making it ideal for family life and entertaining alike. The kitchen itself is fitted with a range of modern units and integrated appliances, there is ample storage and views over the garden to the rear and side.



A door opens to the utility room which gives side access to the property. A cloakroom completes ground floor accommodation.

Upstairs is as equally well presented with a spacious principal bedroom with an en suite shower room.

The three further double bedrooms share a modern family bathroom.

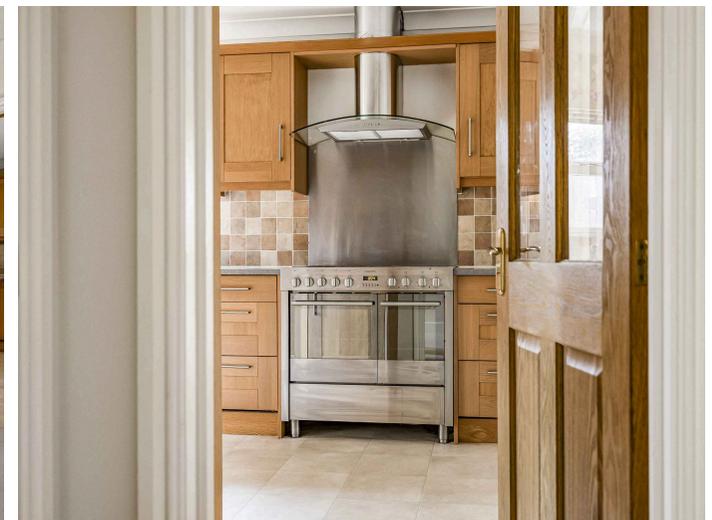
Outside:

The property is nestled within the heart of this glorious, tree-lined estate. A driveway fronts the house giving access to the double garage and parking. To the rear, the southerly facing gardens are a wonderful expanse of mature level lawn with well-stocked borders and a variety of trees, all bounded by fencing and flanking a large patio terrace.

Situation:

Redgrove Park is a smart and sought-development that since its construction has maintained its status as a prime area. Much of the attraction is the location, which provides easy access to some lovely walking and riding countryside in the neighbouring semi-rural villages, yet within easy reach of local shops, excellent state primary and secondary schools and motorway links. Cheltenham's centre is only 4 miles away; a cosmopolitan town with a fashionable centre offering some exceptional shopping, leisure, eating and educational facilities including The Cheltenham Ladies' College, Cheltenham College and Dean Close.

Offering a cultural lifestyle to its audience, Cheltenham plays host to several highly acclaimed festivals including Literary, Music and Food. Communications from this area are excellent, with easy access to motorway links including the M5 and A417 Cirencester, Swindon and the M4. There are regular trains to London and other major cities from Cheltenham Spa train station a short commute.

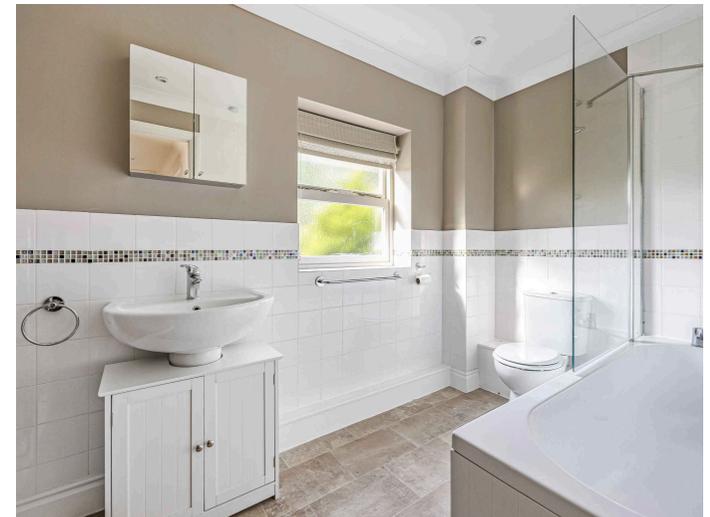
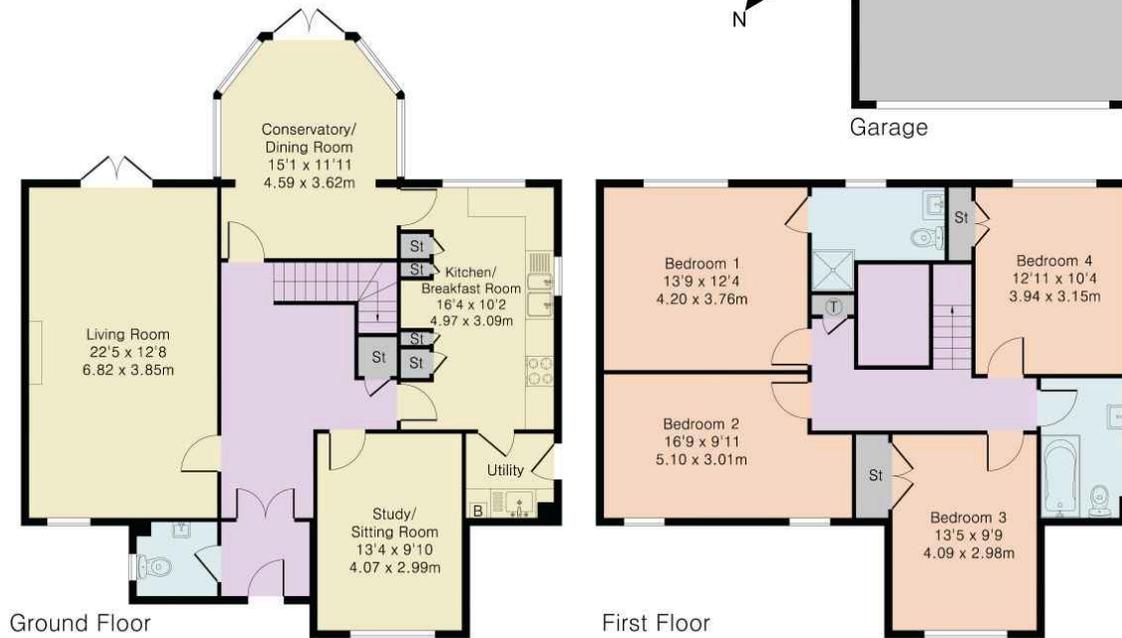


Approximate Gross Internal Area 2251 sq ft - 209 sq m

Ground Floor Area 1048 sq ft – 97 sq m

First Floor Area 878 sq ft – 82 sq m

Garage Area 325 sq ft – 30 sq m



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Energy Efficiency Rating		
	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales