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20 Cleavelands Drive

Cheltenham, Gloucestershire, GL50 4QB



# 20 Cleavelands Drive

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*An exceptional, individually designed three-bedroom detached home, beautifully positioned on a splendid corner plot on this sought-after, tree-lined road.*

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- |                          |                                   |
|--------------------------|-----------------------------------|
| • Sitting room           | • Principal bedroom with en suite |
| • Dining room            | • Two further double bedrooms     |
| • Kitchen/Breakfast room | • Family bathroom                 |
| • Home office            | • Parking                         |
| • Utility                | • Westerly facing garden          |
| • Cloakroom              |                                   |
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Occupying a large corner plot on this sought-after, tree-lined road is this superb detached family home. The current owners have extensively renovated and remodelled the original property to create a beautifully finished home with generous living and bedroom accommodation.

Entrance is via a wide hallway with a cloakroom and double doors opening into the formal dining room, which in turn leads to the sitting room. This charming and spacious room features French doors and bi-fold doors opening onto the terrace and garden.

The dining room also connects to the well-appointed kitchen/breakfast room, fitted with a range of units, integrated appliances and a breakfast bar. A useful utility room with side access sits off the kitchen, along with a home office featuring sliding doors to the garden, providing an ideal space for working from home.

A double bedroom completes the ground floor accommodation.





The staircase rises to the first floor where there are two double bedrooms. One with an en suite bathroom and built in wardrobes, and a further bedroom with built-in wardrobes, which is served by a family bathroom.

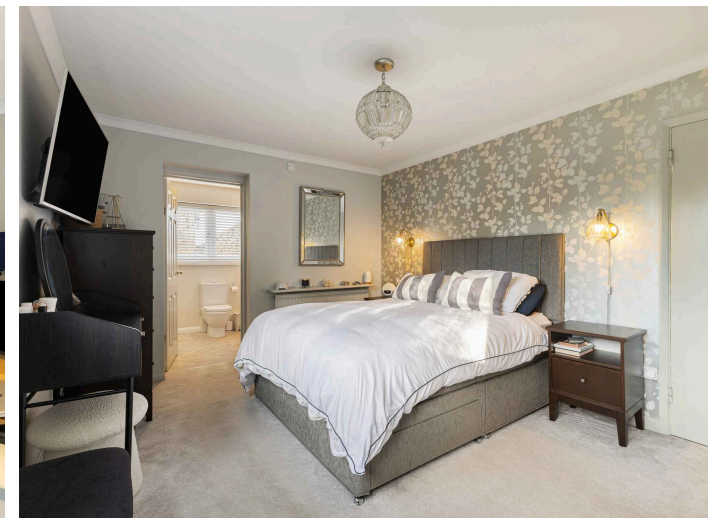
#### Outside:

The gardens are a fundamental to the overall feel of the property, enjoying a corner plot and as such, there is a feeling of space to the front and rear with parking for several cars. To the rear, the garden is generous in size and rather unexpected for living so close to town. They have been designed to be a lovely, yet easy to manage, outside space that is particularly peaceful and only a stone's throw from Pittville Park and a little further into town. Of worthy note, planning has lapsed for an extension to the first floor, which would allow for an additional first floor bedroom.

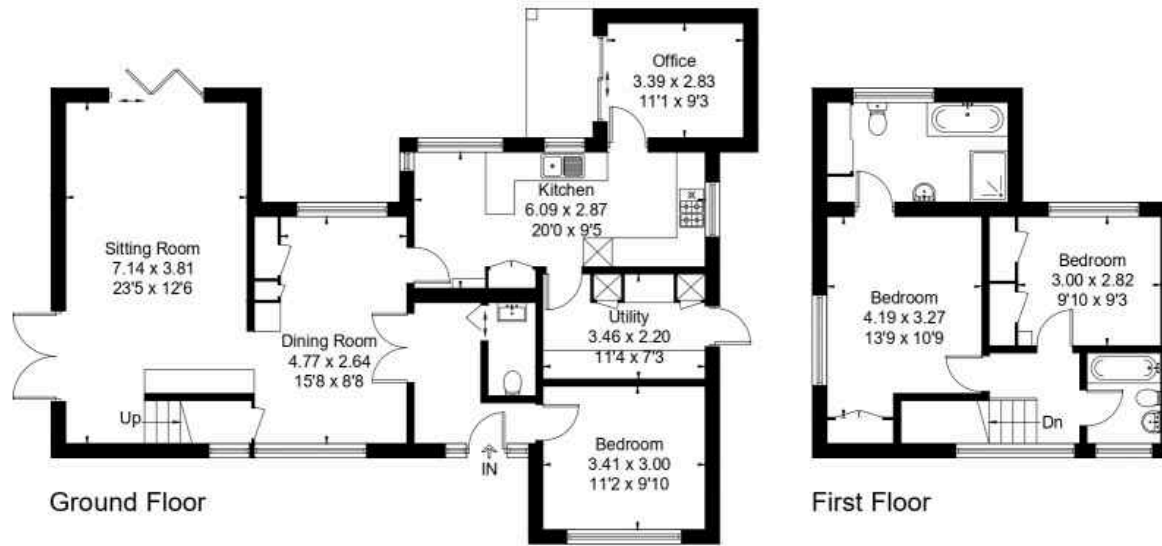
#### Situation:

Cleevelands Drive is a wonderful setting, forming part of an attractive street scene of a range of property styles on a leafy no-through road. Located just off the Evesham Road, a particularly well-regarded address in the heart of Pittville. The house is positioned within a stone's throw from the main entrance point to Pittville Park, which is widely known for its boating lake, Pump Rooms and pretty cafes. John Lewis department store and Cheltenham's fashionable shopping districts Montpellier and Promenade can be reached on foot in less than 15 minutes. A cultural centre, Cheltenham plays host to several highly acclaimed festivals, including Music, Food and Literature. The town is also known for its excellent schools including The Cheltenham Ladies' College, Cheltenham College, Berkhamstead and Dean Close, all within a comfortable walk or bike ride. Communication links are excellent from this area, with easy access to the M5 Motorway and main line train station with lines to major cities.

Agents note - retrospective planning permission is being applied for the ground-floor bedroom and utility room.



Approximate Floor Area = 137.5 sq m / 1480 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #101935



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