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ELTHAM HOUSE

Hillcourt Road, Pittville, Cheltenham, GL52 3JL

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HILLCOURT ROAD, PITTVILLE, CHELTENHAM, GL52 3JL

A traditional and immaculately presented detached family home on this sought after road in the heart of Pittville, a short walk of the park and town centre.

- Reception Hall
- Sitting Room
- Dining Room
- Kitchen/ Dining Room
- Utility
- Four Double Bedrooms (two with en suites)
- Bathroom
- Garden
- Off Road Parking
- Parking
- Garage

DESCRIPTION

A detached family home of lovely proportions and excellent lateral accommodation, accompanied by an immaculate finish. The houses on Hillcourt Road are recognised as being the most wonderful family homes, due to their superbly balanced living and bedroom space and generous plot size. Another excellent feature of this property is the peaceful spot in which it occupies, yet it is only a short and charming stroll through Pittville Park into the town centre.

This lovely family home approaches 1900 Sq Ft over two floors with a floorplan that is both practical and traditional of this era. An entrance hall introduces the reception rooms with a formal dining room set to the front, and running the depth of the house is the charming sitting room with a feature fireplace and a door that opens to a terrace and gardens. Across the rear of the house is a well-appointed kitchen, with an excellent range of fitted units and integrated appliances. A window overlooks the gardens and from the breakfast room, there is a door that gives access to outside. There is ample space for a large dining table making it a wonderful space for family life and entertaining alike. From here, an internal door opens to the garage. A cloakroom off the hall completes the accommodation on this floor.



Upstairs, the bedrooms are all a lovely size, set around a wide landing, the principal bedroom has an excellent range of fitted wardrobes and an en suite shower room. Whilst the three remaining bedrooms, all with fitted wardrobes, share a modern and very spacious family bathroom.

OUTSIDE

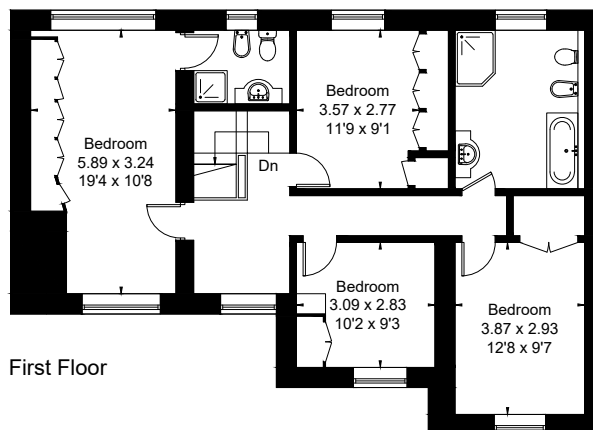
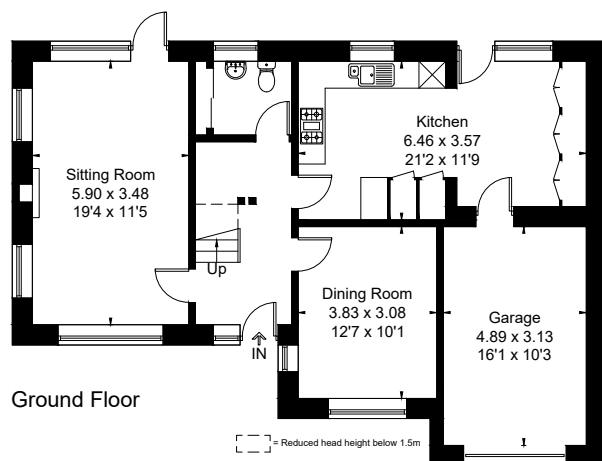
Eltham House occupies a generous plot and the house nestles centrally within its grounds. Approached via wrought iron gates that open to the driveway and garage, there is an extensive and delightful front garden with a gate that opens at the side to access the rear gardens, which are a further expanse of level lawn. Whilst beautifully maintained, they have been designed to be low maintenance with mature shrubs and well established hedging for privacy.

SITUATION

Hillcourt Road is a highly sought after Pittville address, this leafy and long boulevard links Evesham Road to Albert Road, close to the Racecourse. Within a short stroll, is the entrance to Pittville Park which is widely known for its boating lake, Pump Rooms and pretty cafes and it is also within a very short stroll of a collection of smart local coffee shops and convenience stores. John Lewis department store and Cheltenham's fashionable shopping districts Montpellier and Promenade can be reached by 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 to include 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 London Paddington, other major cities and towns.



Approximate Floor Area = 173.3 sq m / 1865 sq ft (Including Garage)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

