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7 Viburnum Close

Cheltenham, Gloucestershire, GL50 2RL

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A beautifully presented detached house in this highly regarded location off The Park, on a generous south west facing plot, with parking, double garage and a pretty garden.

- Reception hall
- Sitting room
- Dining room
- Kitchen/Breakfast room
- Utility room
- Cloakroom
- Principal bedroom with en suite and walk in wardrobe
- Guest bedroom with en suite
- Two further double bedrooms
- Family bathroom
- Garden
- Double garage
- Parking

Viburnum Close is an exclusive enclave found just off Billings Way in The Park. Undeniably, one of Cheltenham's most coveted areas. Built by Redrow Homes, Viburnum Close quickly established itself as a sought-after address, offering substantial executive family homes, with a traditional floorplan, double garage and parking all set within excellent plots. The house has been in its present ownership for many years and has been maintained to an excellent standard. It is an immaculately presented home with a lovely balance of living and bedroom accommodation.

On the ground floor, the large reception hall introduces the reception space with a lovely sitting room set to the front overlooking the front scene through a large bay window with a log burner being a lovely focal point. Across the rear is the formal dining room, which overlooks the garden. To the other side of the hall, is the kitchen/breakfast room. Also enjoying views over the garden, this lovely room is well appointed with a range of units and integrated appliances, there is ample space for a breakfast table and sofas adjacent to bi-fold doors that open up to the terrace and gardens. A door opens to a utility room, which also gives a secondary access point. A cloakroom, off the inner hall, completes the accommodation.



The staircase rises to the first floor and a galleried landing with the bedrooms elegantly set off. There are four good-sized bedrooms. The principal bedroom has an en suite shower room and walk-in wardrobe. Whilst a guest bedroom also has the benefit of an en suite. A modern family bathroom serves the remaining two double bedrooms, one of which the current owners use as a study.

Outside:

To the side of the house is a block paved driveway which leads to a double garage with an electric up and over door. The rear garden is lovely, and for a newer build is generous in size. Mature and well stocked, the terrace has been landscaped and laid to patio to ensure ease of maintenance.

Situation:

Viburnum Close forms part of a prestigious and highly regarded estate just off The Park, which is, without any doubt, one of Cheltenham's finest addresses, a beautiful pocket of Cheltenham which has its own 'village' atmosphere and is within strolling distance of a lovely range of amenities both in Tivoli and the ever-popular Bath Road, including a deli, health shops, butchers, coffee houses and restaurants. The property enjoys the best of all worlds, with parks and green open spaces in addition to esteemed educational establishments, The Cheltenham Ladies' College, Cheltenham College and Dean Close, all within a comfortable walk or short drive and the property provides a superb base for those parents with children boarding.

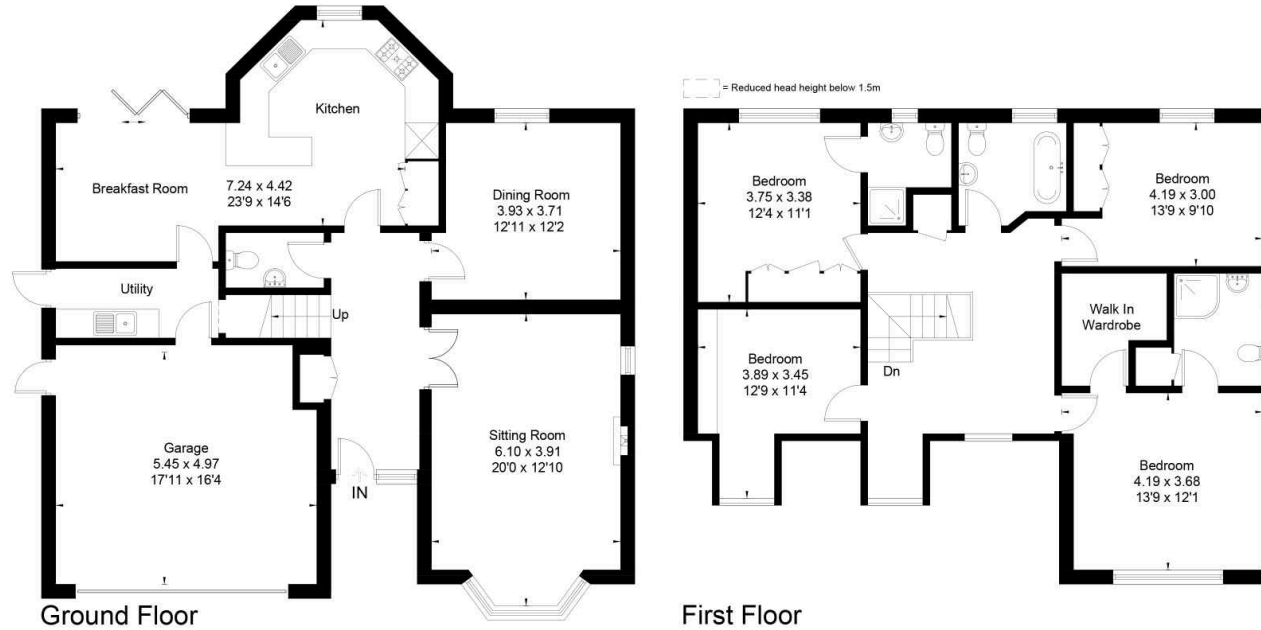
Cheltenham's fashionable shopping districts, Montpellier and the Promenade, are extremely close offering some excellent shopping, restaurants and the many internationally renowned Festivals to include Jazz, Music and Literature that the town offers.

Communication links are highly accessible to the M5, A40 and A435 and Cheltenham Spa train station is less than two miles away.



FLOORPLANS

Approximate Floor Area = 206.4 sq m / 2222 sq ft (Including Garage)



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 #100647



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