

KINGSLEY EVANS

2 Viburnam Close

The Park, Cheltenham, GL50 2RL

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A superb executive detached family home with a lovely garden, parking and double garage in this highly sought after enclave.

- Reception Hall
- Sitting Room
- Kitchen/Dining and Family area
- Snug
- Two Bedroom Suites with En Suites
- Two Double Bedrooms
- Bathroom
- Garden
- Parking and Double Garage

DESCRIPTION

Located just off The Park, Viburnum Close is a select enclave in one of Cheltenham's most coveted areas. Built and designed by Redrow Homes, to offer practical and substantial accommodation, this sought after development was highly regarded of its time, and to now has retained a prestigious status as one of the best addresses to live just a short walk from excellent schools, the cultural Bath Road and a little further to Montpellier and the town centre.

The house has been in its present ownership for many years and has been significantly upgraded and improved with an eco-responsible approach implementing a MVHR system, under floor heating to the ground floor and solar panels. It is immaculately presented 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 feature fire being a lovely focal point. The rear of the house has been transformed, altered and extended to create the most magnificent dining and kitchen opening completely to the garden. The kitchen itself is beautifully appointed with a range







of modern units, integrated appliances and a central island that naturally divides the space to a dining area with an arch into a separate snug room. Off the kitchen is a utility room, which also gives a secondary access point, and a cloakroom, off the inner hall, completes the accommodation.

The staircase rises to the first floor and a gallery landing with the bedrooms elegantly set off. There are four Double bedrooms, two of which are en-suite and one that 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 and a lockable side pedestrian gate. 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, Dean Close and St James Primary, 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.

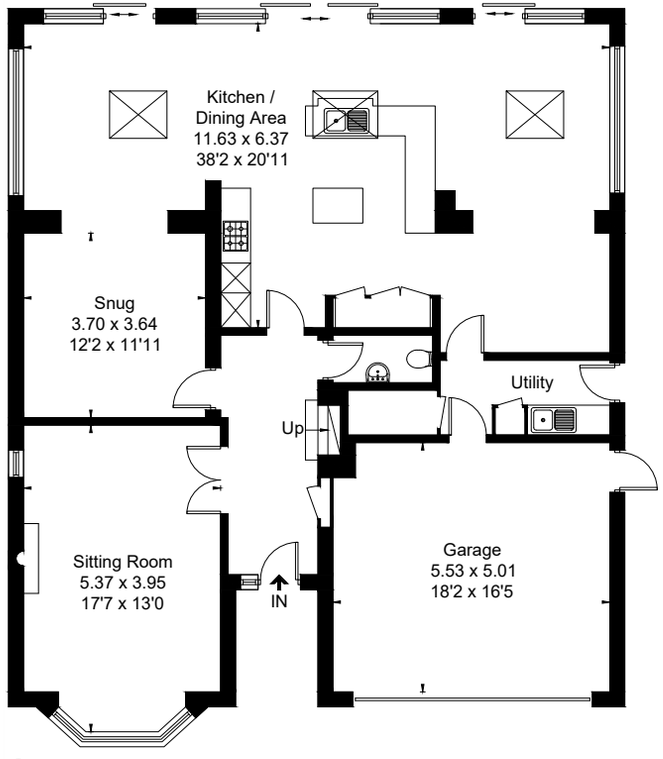




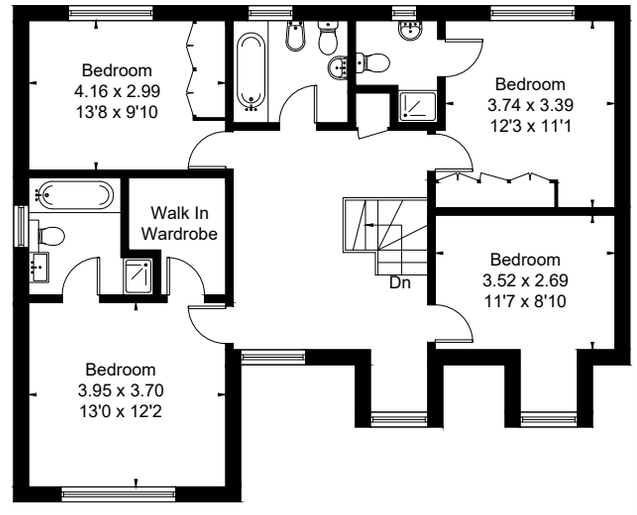


FLOORPLANS

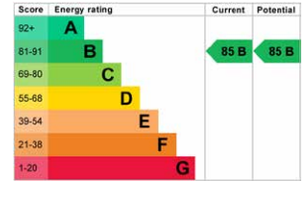
Approximate Floor Area = 245.9 sq m / 2647 sq ft (Including Garage)



Ground Floor



First Floor









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