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4 Walnut Close

Cheltenham, Gloucestershire, GL52 3AG



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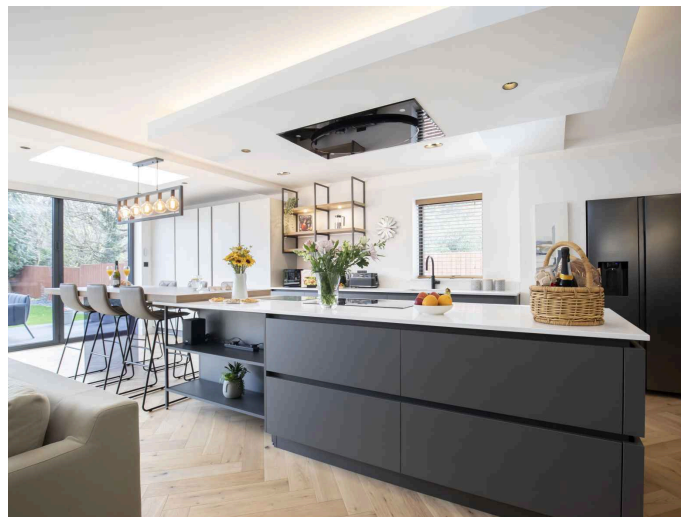
*A contemporary home of absolute distinction, in the heart of Pittville in the most peaceful spot, and within walking distance to town and Pittville Park.*

- Detached family home
- Impressive Kitchen/Breakfast/Family room
- Sitting room
- Home office
- Utility room
- Cloakroom
- Principal bedroom with ensuite
- Guest bedroom with ensuite
- Three further bedrooms
- Family bathroom
- Southerly facing garden
- Garage and parking

Walnut Close is a highly regarded Pittville address, one noted for its peaceful and quieter position yet within a stone's throw of Pittville Park and a little further to the town centre. Number 4 has been the subject of a comprehensive renovation and extension, carried out in recent years, the original structure of the house was remodelled and refurbished to create a contemporary home of exceptional quality that extends to over 2600 sq ft of lateral accommodation.

Great thought has been given to the practical layout and quality of the finish, resulting in a beautiful family home that offers the very best of luxury living in the heart of the town. The entrance hall gives access to all the ground floor living accommodation.

The formal sitting room is positioned to the front of the house with a feature log burning stove, herringbone floor and a set of glazed doors that open to the family room/kitchen. On the other side of the hallway, there is a home office. Across the rear of the house is the kitchen/dining/family room, and as with any of the best family homes, this area is the hub of the house. Arranged in an open plan style, with bi-fold doors that open up to the terrace and gardens, this room is beautiful.



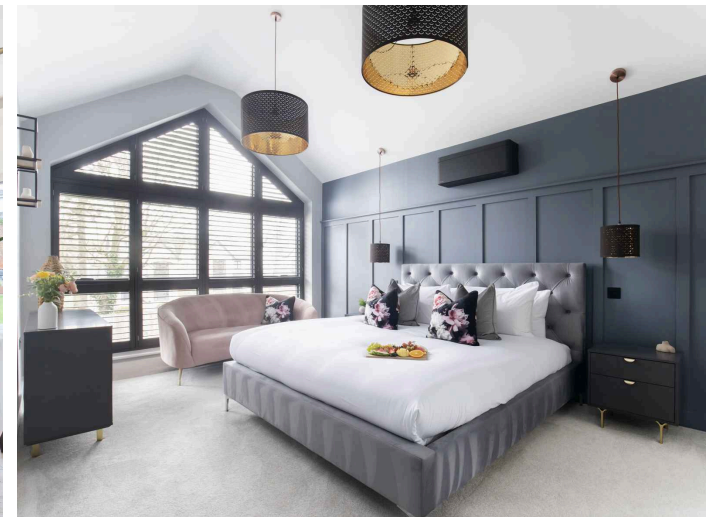


The kitchen itself is fitted with a range of units from Abitalia and integrated appliances by Siemens under Quartz worktops with a large breakfast island that separates the space. There is an area for a large dining table and a further space for sofas in front of a built-in media unit. This room has been designed entirely for family living and entertaining alike. From here, a door opens to a utility room which offers further access to the outside, ideal for pets and shopping, and an internal door into the garage.

The quality of the ground floor continues to the bedroom space. On the first floor level, the five bedrooms are all lovely proportions. The principal bedroom has built in wardrobes and an en suite shower room whilst a guest bedroom has a luxury en suite bathroom. The remaining are serviced by a family bathroom. Of worthy note, three of the bedrooms have air conditioning installed.

Outside: Number 4 enjoys a spacious plot with a wonderful southerly facing garden which is unusually large for living so close to town. The entire plot is well-planned and planted with mature boundaries providing privacy. To the front of the house is a blocked paved driveway offering parking for a number of cars, access to the garage and an electric charging point.

Situation: Walnut Close is a smart enclave set off Evesham Road, a leafy and long boulevard that runs from the town centre all the way to the Racecourse. The properties are within a stone's throw of 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 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 major cities



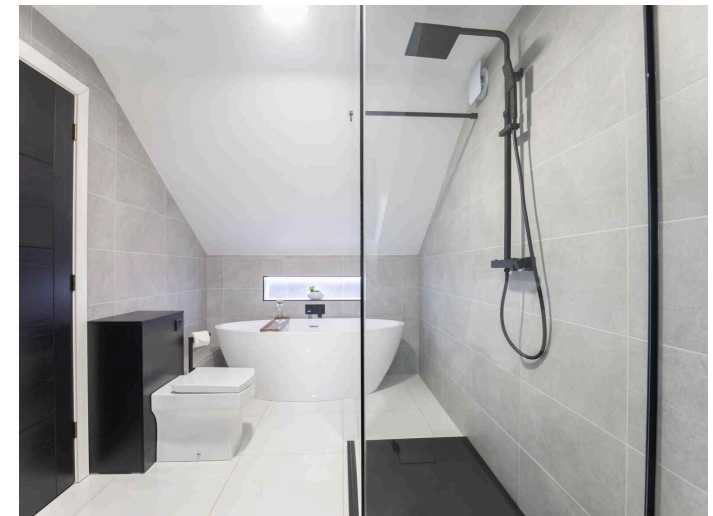
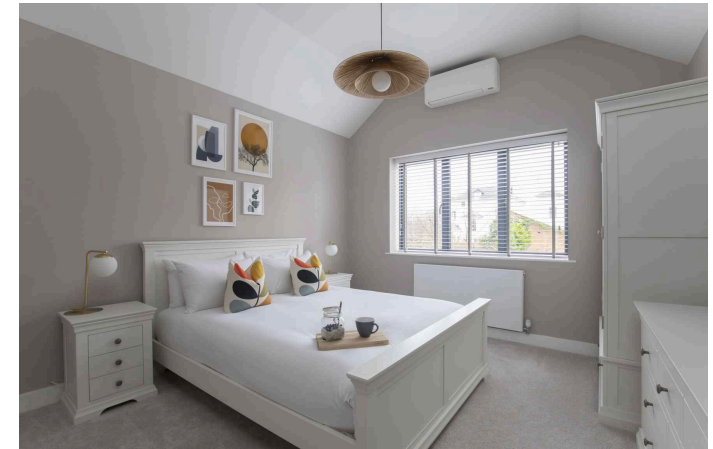


# FLOORPLANS

Approximate Area = 241.7 sq m / 2602 sq ft (Including Garage)  
Including Limited Use Area (1.6 sq m / 17 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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