

45 PITTVILLE CRESCEENT LANE

Pittville, Cheltenham, GL52 2RA

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*A beautifully renovated and extended home nestled within a lovely plot in a quiet lane in the heart of Pittville, a stones throw from the park and the town centre.*

- Entrance Hall
- Kitchen/Breakfast/  
Family Room
- Dining & Sitting  
Room
- Principal bedroom  
with En Suite and  
Dressing Room
- Bedroom with  
En Suite
- Bedroom Three
- Shower Room
- Utility
- Parking
- Garden

## DESCRIPTION

Set back from the lane and fronted with a driveway, this beautifully renovated semi-detached home occupies a particularly peaceful location for a property that enjoys such a central position.

Homes in this pocket rarely come to the market, particularly contemporary properties of this finish and size. The current owners have taken the original structure and extended the square footage to create the most wonderful home that has been significantly upgraded both externally and internally. Clever interior planning combines with lovely accommodation that offers bedrooms on the ground and one on the first floor with excellent living space.

Entrance is via a welcoming hall that introduces the ground floor rooms. The kitchen is set to the front of the house, this light filled space offers an excellent range of units and fitted appliances with a breakfast bar that divides the room to a seating area, adjacent to a feature fire and double doors, that open to the front elevation. The sitting and dining room enjoy views over, and access to, the terrace and garden, this room is



beautifully light and contemporary in style with ample space for a dining table and a sofa. A bedroom, also with access to the terrace and outside space, has an en suite shower room.

The principal bedroom is beautiful, a walk in dressing room with bespoke cabinetry, behind pocket sliding doors is a lovely feature to the room along with a luxury, walk in en suite and bi fold doors that open to the terrace and lawns. A utility room and separate shower room completes the accommodation on this level.

On the first floor is a further double bedroom with excellent head height and ample storage within the eaves and built in wardrobes.

#### OUTSIDE

Positioned well back from the lane and deep into its plot, the property offers excellent outside space both to the front and rear. Unusually for living so close to the centre of town, the rear garden is a good size, with an area of lawn flanking a raised sun terrace ideal for al fresco dining. Due to the nature of its setting, the property enjoys a green and open feel with the crescent close by and only a stone's throw from Pittville Park.

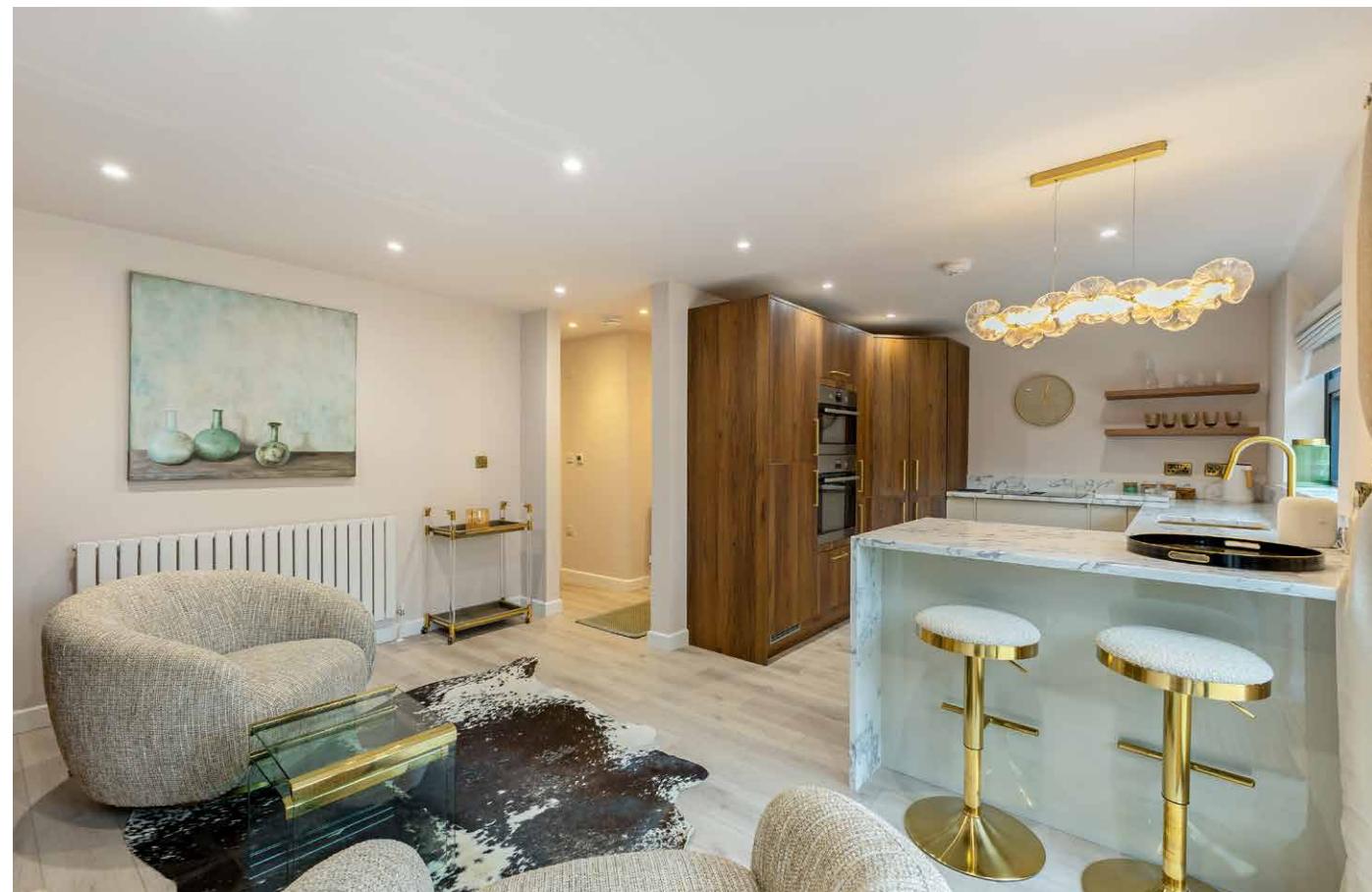
#### SITUATION

Pittville Crescent Lane is a particularly quiet lane found just off Pittville Crescent which is one of the area's most prestigious addresses. This idyllic setting enjoys the very best of town living yet a stone's throw from 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 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 major cities.

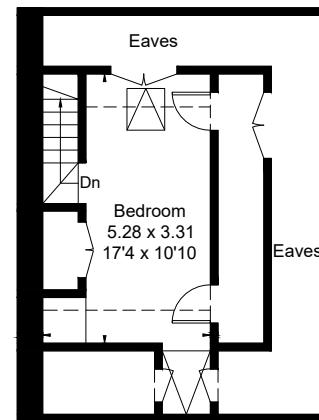
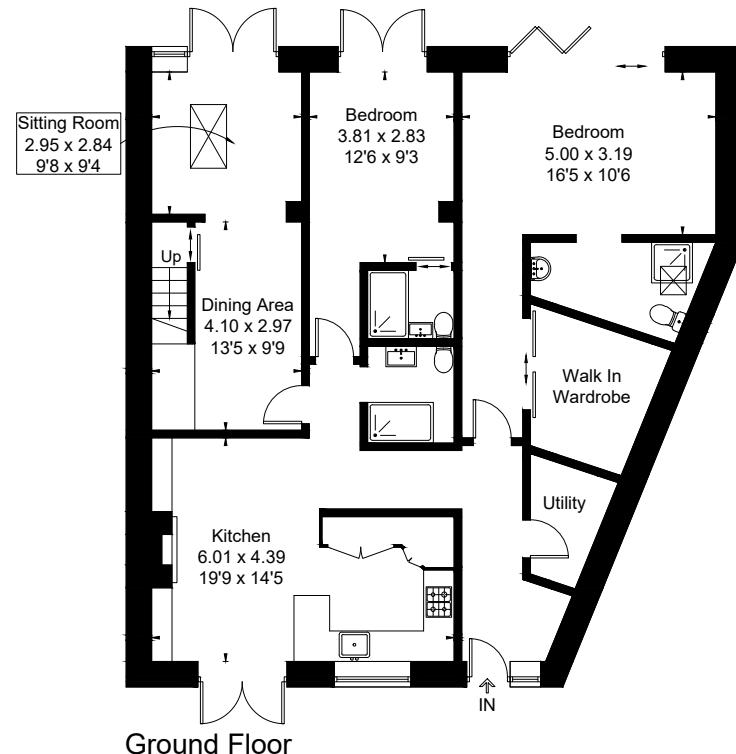
#### ADDITIONAL INFORMATION

EPC Rated D

Cheltenham Borough Council



Approximate Floor Area = 160.9 sq m / 1732 sq ft (Including Eaves)



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	56	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

