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The Gate House

Humphris Place, Cheltenham, GL53 7FB

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A charming detached home set in one of Cheltenham's finest areas, a short walk to Cheltenham's centre.

- Entrance hall
- Living room
- Kitchen/Breakfast room
- Dining room
- Utility
- Cloakroom
- Three bedrooms
- Family bathroom
- Secure off-road parking for two cars
- Courtyard walled garden

The Gatehouse sits proudly at the front of the prestigious Thirlestaine Park development. Formerly, it was the gatehouse to the original Manor prior to the re construction and design of the land to an exclusive and well sought-after development. Reputable, Berkeley Homes, comprehensively refurbished the property some five years ago to the most discerning standards of comfort and luxury.

Laid out over two floors, this charming home offers the four-square classic layout. The ground floor accommodation comprises an entrance hall, sitting room, dining room and a lovely kitchen with access to the garden. There is a useful utility room adjacent in addition to a cloakroom.

A staircase rises to the three bedrooms on the first floor all served by a modern bathroom.

This whole property is extremely light and bright and will be perfect for those who want to either live in the heart of Cheltenham or have a centrally located lock up and leave, or indeed for those looking for an investment property.



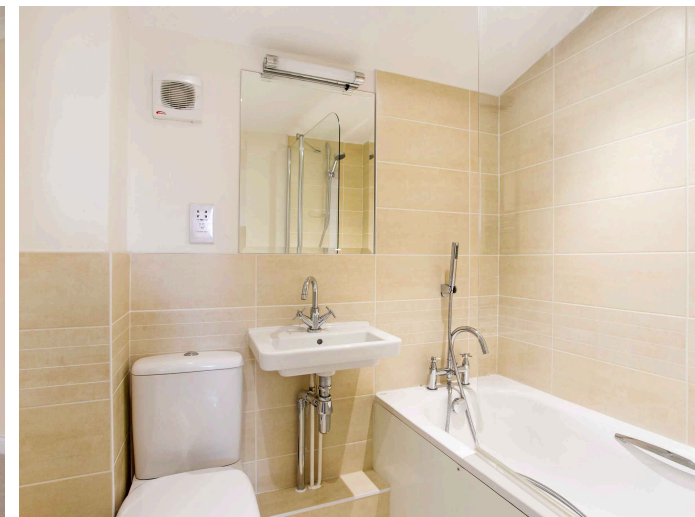
Outside:

The Gatehouse is set back from the road and fronted with well stocked borders. There are two private and secure parking spaces to the side of the house set behind electric gates. There is an attractive, part walled, courtyard garden to the rear.

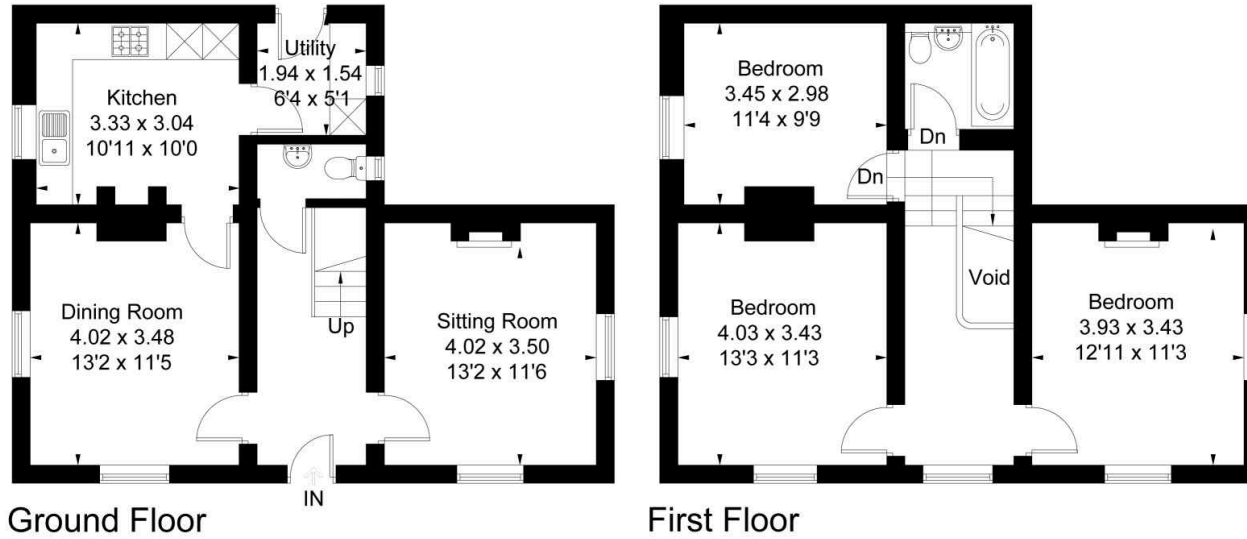
Situation:

Humphries Place is a quiet enclave, set just off Thirlestaine Road, undeniably one of Cheltenham's finest residential addresses. The Gatehouse is ideally situated within a short stroll to the cosmopolitan shopping areas of Bath Road, well known for its eclectic mix of boutiques, coffee shops and eateries. This prestigious area is well placed for easy walking access to a more comprehensive range of facilities in Cheltenham's town centre. A fashionable hub with a cultural heart, playing host to several highly acclaimed festivals and a large selection of high-end restaurants and eateries.

Schools both within the state and private sector are particularly excellent and all within walking distance to include, The Cheltenham Ladies' College, Cheltenham College and Dean Close and the well reputed Leckhampton primary School. This and the excellent communication access to major motorway networks make it perennially popular for families.



Approximate Area = 112.8 sq m / 1214 sq ft
Including Limited Use Area (2.0 sq m / 22 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 241515



Kingsley Evans
115 Promenade
Cheltenham
Gloucestershire
GL50 1NW

t: +44 (0) 1242 222292
e: info@kingsleyevans.co.uk
w: www.kingsleyevans.co.uk

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