

2 Viburnum Close, The Park, Cheltenham, GL50 2RL

Perry Bishop
and Chambers

the agent who keeps you informed



Outstanding modern home | Prestigious Park location | 18' double aspect sitting room
20' split level kitchen & social space | Dining room & conservatory | EPC C

£825,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

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Set within a small cul de sac in the prestigious Park area, a looping Regency design and now Gloucestershire University, this 21st century home equally acknowledges our period heritage in its design and with careful consideration by the current owners.

The property with a decorative tiling to the façade and leaded windows that have been further enhanced with bevelled glass in the replacement windows, along with other improvements that make this both a more ergonomic and more energy efficient home.

The space is remarkable, from the welcoming reception hall, to the rather grand half galleried landing and most importantly the copious living and bedroom areas. The 18' x 13' sitting room is impressive, with a double aspect and fireplace as its focal point and the gentle split level kitchen – social space is exceptional, extending to around 20' x 14'.

With formal dining room or flexible reception with patio doors onto the garden, there is also a quality addition in the 10' x 10' conservatory. The bedrooms offer an attractive aspect at every point and are well served by the principal bathroom and a choice of en suites.

The gardens are generous and the current owners have perhaps sensibly defined the garden as something to be enjoyed rather than endured and clever landscaping has created a low maintenance retreat to the rear and a pretty area to the front, bordering the strong parking options that include the magnificent 18' x 16' double garage.





Amenities

The property is located in The Park area, a looping road surrounding Cheltenham University. Less than a mile away is the Bath Road shopping area with extended opening hours in many shops. Alternatively, exclusive shopping is available on Andover Road in nearby Tivoli. St Philip & St James church in Painswick Road, provides both faith and social events. Also the bus stop provides speedy access to Montpellier and the town centre.

Directions

From Cheltenham town centre proceed along via Suffolk Square, crossing onto Park Place. This continues into The Park and beyond the mini island, turn left into Merestones Road, left into Merestones Drive. Finally right to into Billings way and Viburnum Close. The property will then be first on the right hand side.

Services & Tenure

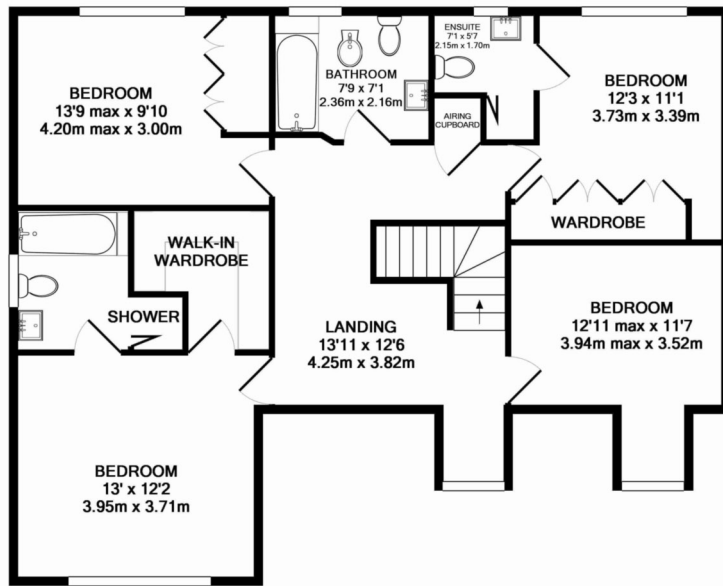
We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the tenure is freehold. Please contact us for further details. The above should be verified by your solicitor or surveyor.

Local Authority

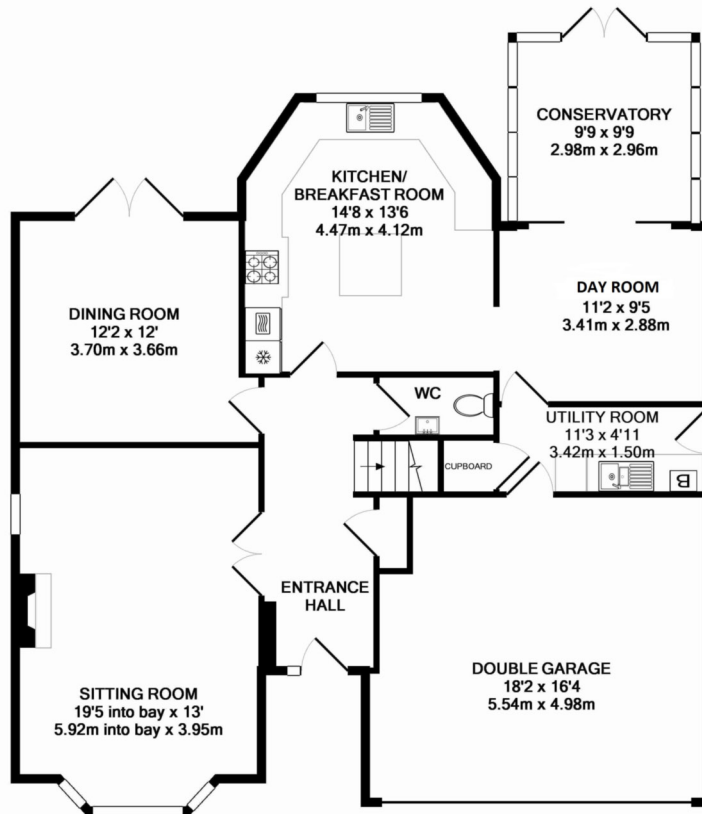
Cheltenham Borough Council

Ref: 71022103/21847/AS





1ST FLOOR
APPROX. FLOOR
AREA 948 SQ.FT.
(88.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1262 SQ.FT.
(117.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2209 SQ.FT. (205.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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