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EVANS

15 SARAH SIDDONS WALK

The Park, Cheltenham, GL50 2LW

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A townhouse with wonderful and flexible accommodation on this sought after enclave a short walk from town, with parking, garage and garden.

- Sitting Room/ Occasional Bedroom 4
- Shower Room
- Conservatory
- Dining Room
- Formal Sitting Room
- Kitchen
- Master Bedroom with En Suite
- Two Further Bedrooms
- Bathroom
- Garden
- Garage
- Parking

DESCRIPTION

This attractive and light filled terraced house forms part of a lovely enclave in the heart of The Park. It is a highly sought after address, within a short walk of Bath Road, some excellent primary and secondary schools, in addition to Montpellier, just 15-minutes by foot. Whilst modern, these townhouses were built to mimic the Period style, complimenting the architecture of the area.

Spanning a total of just over c1800 Sq Ft, the property offers well planned and practical accommodation that can be used as required. The house is arranged over three floors, in keeping with the traditional layout of a classic townhouse. On the ground floor, a hallway with shower room opens to a spacious room that would make an ideal bedroom or a sitting room as it opens to a conservatory that overlooks the garden. Access to the internal garage is also from here. The principal reception rooms are set on the first floor, with a well-appointed kitchen to the front, and a dining room, with sliding doors opening to the sitting room, to the rear of this floor. The sitting room is a spacious room with two large windows that overlook the garden.



On the second floor is the master suite with built in wardrobes and an en suite shower in addition to two further bedrooms and a family bathroom.

In all, a well presented townhouse in modern style with accommodation that is both spacious and practical, a short walk of town in a beautiful pocket of Cheltenham. Whilst wonderful for a family or professional couple it has been successfully let for many years making an ideal investment.

OUTSIDE

The property is fronted by parking for two cars with and to the internal garage. To the rear, the garden is accessed from a pedestrian gate leading into a courtyard area, ideal for outside seating and potted plants.

SITUATION

The property enjoys a wonderful position, within strolling distance to both Bath Road and its rich cultural offerings, and Montpellier, one of Cheltenham's most cosmopolitan areas. The Park is without doubt, a highly desirable location, famed for the stately homes that form a crescent around the central square. Sarah Siddons Walk is an exclusive cul de sac just off the main semicircular. Cheltenham is a fashionable and cultural town, playing host to several highly acclaimed festivals including, Music, Literature and Jazz. In addition to the cultural offering, Cheltenham has a wonderful restaurant scene and fashionable shopping. There are a number of Prep and Senior schools in both the state and a private sector that are a short walk, including St James C of E, Bournside, Dean Close and Cheltenham College. For the commuter, direct access to A417 and M5 corridors.

SERVICES

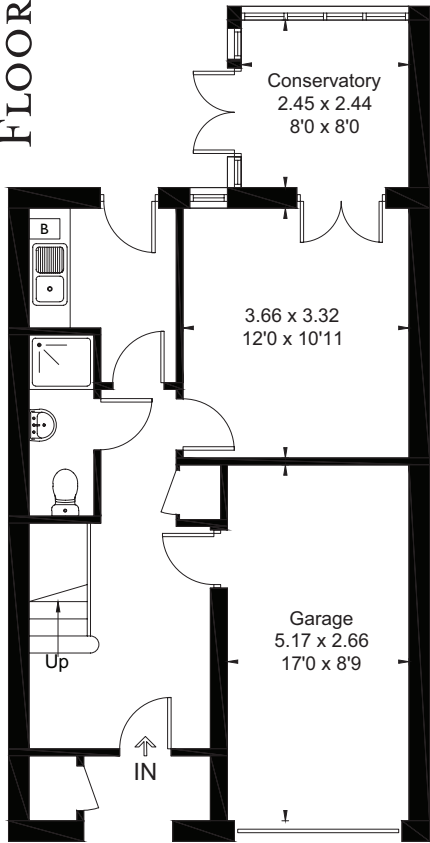
All mains services are connected

LOCAL AUTHORITY

Cheltenham Borough Council (01242) 262626

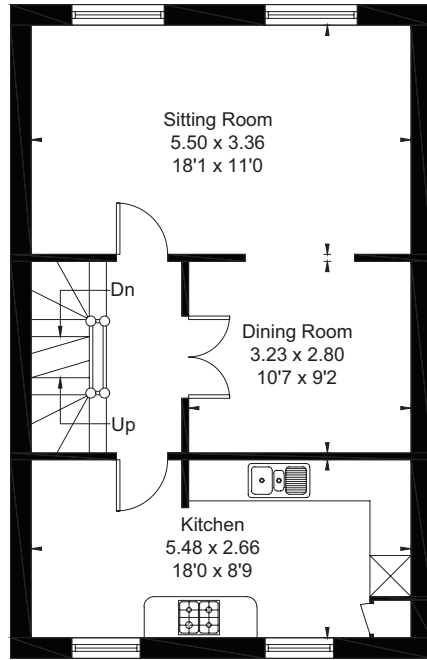


FLOORPLANS

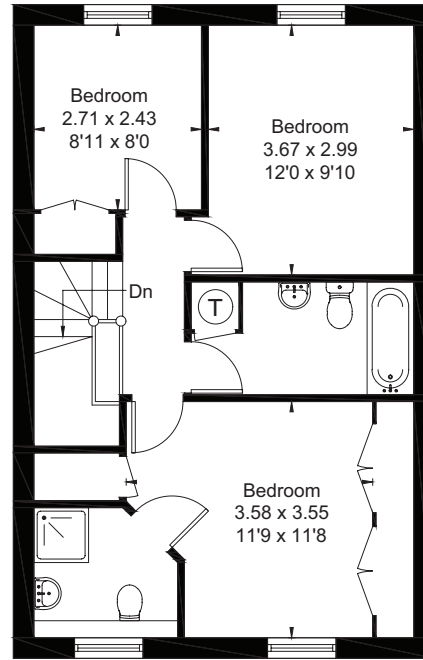


Ground Floor

Approximate Area = 153.7 sq m / 1654 sq ft
 (Including Garage)
 Including Limited Use Area (0.2 sq m / 2 sq ft)



First Floor



Second Floor



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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Energy Efficiency Rating		Current	Potential
100-92	A		
91-81	B		85
80-68	C	75	
67-55	D		
54-45	E		
44-35	F		
35-15	G		

Net energy demand (kWh/m²/year)
Net energy demand (kWh/m²/year)
England & Wales EPC Directive 2002/91/EC