

KEtm
KINGSLEY
EVANS



75 REDGROVE PARK

Cheltenham , GL51 60Z

75 REDGROVE PARK

CHELtenham , GL51 6QZ

A well-presented family home with excellent accommodation, a garage and a lovely garden in the prestigious Redgrove Park development.

- Reception Hall
- Kitchen/Dining Room
- Sitting Room
- Study
- Conservatory
- Utility & Cloakroom
- Four Bedrooms (one with En Suite)
- Family Bathroom
- Lovely Garden
- Off Road Parking
- Garage

DESCRIPTION

A development of its era and one that is hugely sought-after, 75 Redgrove Park is a lovely detached executive home which forms an attractive tree lined estate of high calibre properties. Spanning over 1700 Sq Ft, with a garage and mature gardens, the homes were designed to suit modern family life and as such the traditional floorplan offers a practical accommodation.

The entrance hall gives access to all the ground floor accommodation, a lovely space with the principal rooms open to each other, ideal for entertaining and family life. To the front is a good sized study with a utility and cloakroom behind, off the inner hallway and into the spacious sitting room, a lovely room with a feature fire built into fitted cabinetry, a set of doors allows access to the terrace and garden beyond. Further double doors open to the kitchen/dining and conservatory. The kitchen runs along one side of the house, a large and well-appointed room with a range of units and integrated appliances overlooking a spacious area for a dining table and further to the conservatory, which enjoys views, and access, over the garden.



Upstairs is as equally well presented with a particularly spacious master bedroom with fitted wardrobes in a dressing area and en suite bathroom with separate shower. The three further bedrooms share a modern family bathroom.

OUTSIDE

A driveway fronts the house giving access to the garage and parking for several cars. To the rear, the gardens are a wonderful area of mature level lawn bounded by high fencing and flanking a large patio terrace.

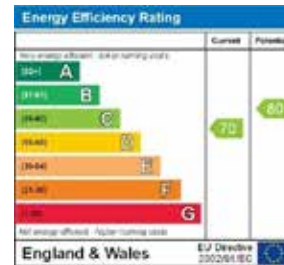
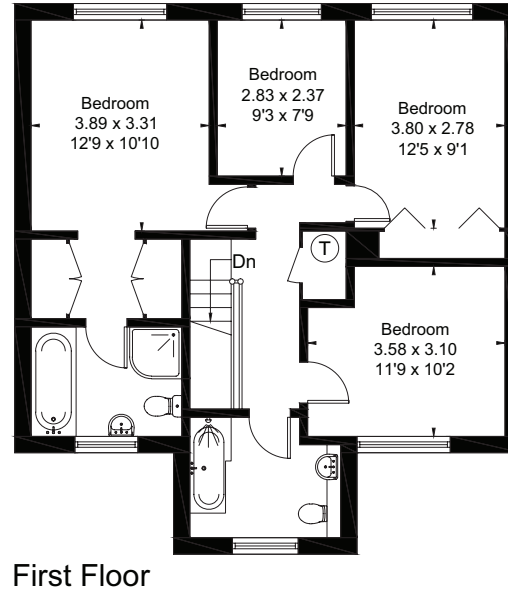
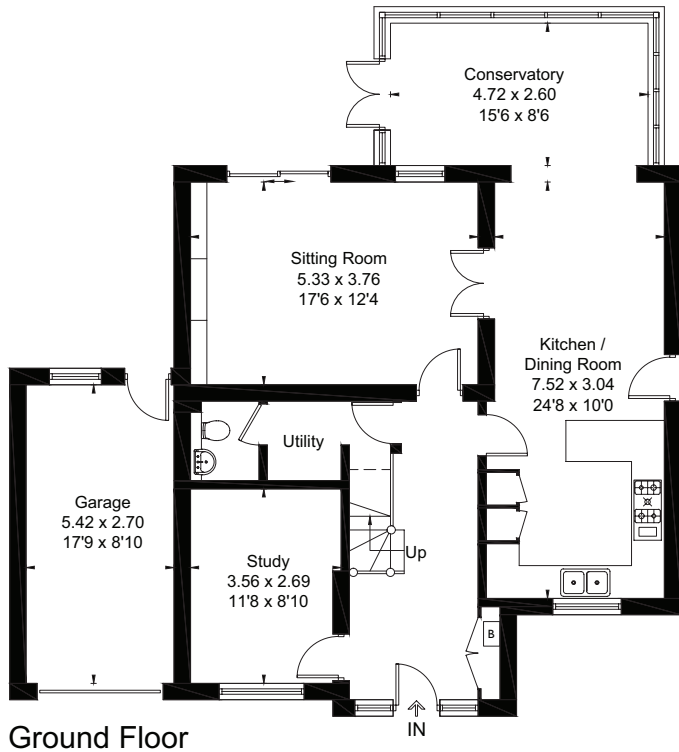
SITUATION

Redgrove Park is a smart and sought-development that since its construction has maintained its status as a prime area. Much of the attraction is the location, which provides easy access to some lovely walking and riding countryside in the neighboring semi-rural villages, yet within easy reach of local shops, excellent state primary and secondary schools and motorway links. Cheltenham's centre is only 4 miles, a cosmopolitan town with a fashionable centre offering some exceptional shopping, leisure, eating and educational facilities including The Cheltenham Ladies' College, Cheltenham College and Dean Close. Offering a cultural lifestyle to its audience, Cheltenham plays host to several highly acclaimed festivals including Literary, Music and Food. Communications from this area are excellent, with easy access to motorway links including the M5 and A417 Cirencester, Swindon and the M4. There are regular trains to London and other major cities from Cheltenham Spa train station a short commute.



FLOORPLANS

Approximate Area = 160.3 sq m / 1725 sq ft
 Garage = 14.8 sq m / 159 sq ft
 Total = 175.1 sq m / 1884 sq ft



Kingsley Evans
 115 Promenade
 Cheltenham
 Gloucestershire
 GL50 1NW

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

IMPORTANT NOTICE: Kingsley Evans, their clients and any joint agents give notice that 1. They are not authorised to make or give any representations or warranties in relations to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kingsley Evans have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.