



Lassington Villa

Tivoli Road

 Nick  
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ESTATE AGENTS

# Tivoli Road

Cheltenham, GL50 2TD

£1,495,000 Freehold

A beautiful detached villa, set in one of Cheltenham's most sought after roads just a few hundred yards from Montpellier and the Promenade.

Reception hall • drawing room • dining room • kitchen/breakfast/family room • utility room • study area • store room • 3 double bedrooms • 2 luxury bath/shower rooms • parking for 2/3 cars • mediterranean style courtyard • secure electric gates • underfloor heating (ground floor)

## Description

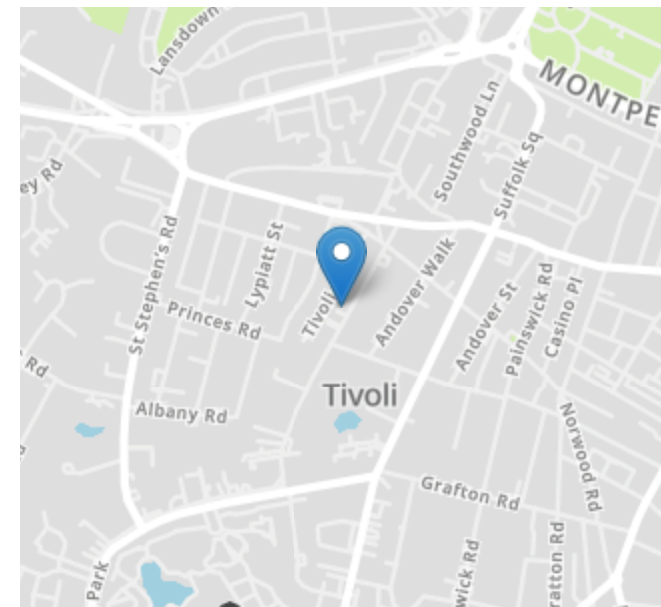
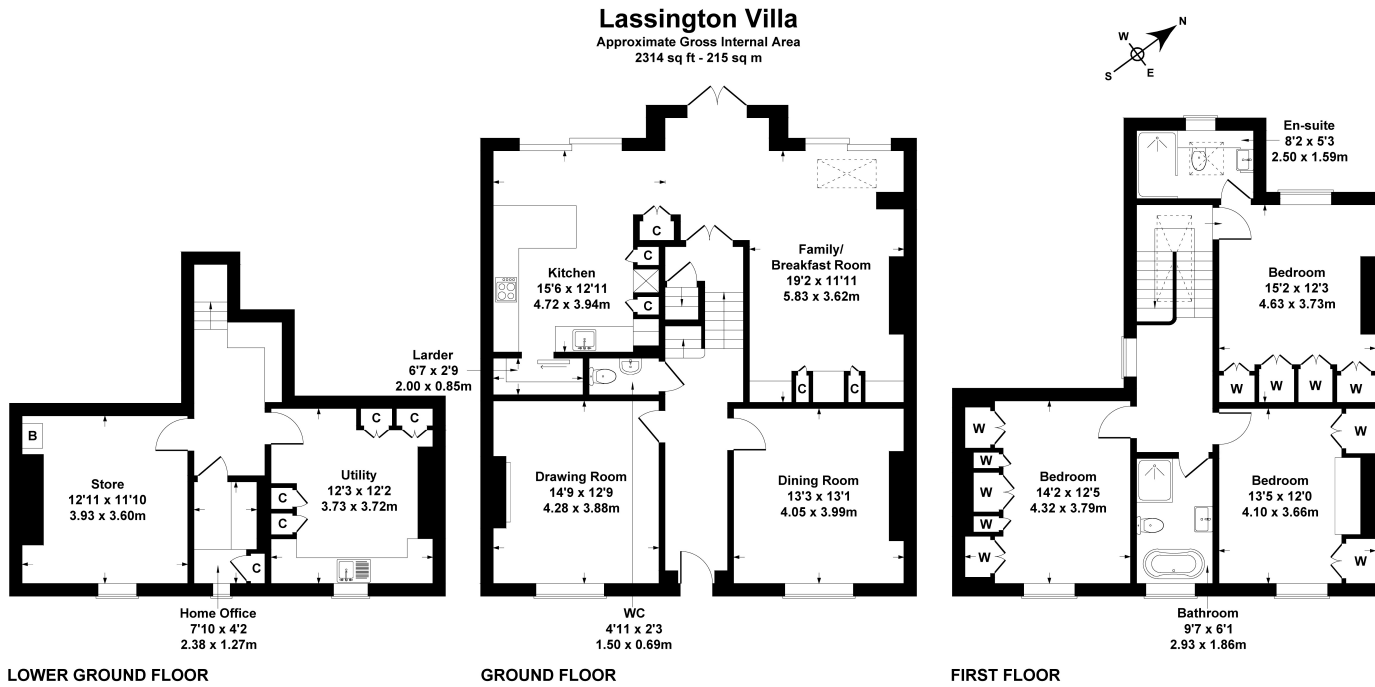
A stunning Grade II listed property which has been extended, remodelled and upgraded to the most exacting standards. The beautifully presented accommodation includes an impressive reception hall, drawing room with feature fireplace and inset wood burner, dining room, a magnificent kitchen/breakfast/family area with full length glazed windows and doors opening out to the courtyard at the rear. On the lower ground floor, there is a generous utility room, study area, and store room. On the first floor is the master bedroom with fully fitted wardrobes and a luxury shower room. Up another flight of stairs, there are a further 2 double bedrooms also with fully fitted wardrobes, and a family bathroom. Externally, Lassington Villa is approached by secure electric gates leading to a landscaped frontage with a gravelled driveway providing parking for 2-3 cars. Cheltenham Borough Council - Tax Band E.





### Situation

A premier central location, situated close to Montpellier and just a few hundred yards from the bars, restaurants, boutiques, and parks. It is also close to both Cheltenham College and Cheltenham Ladies College. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals.



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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