



Wessex Drive

# Wessex Drive

Cheltenham, Gloucestershire, GL52 5AU

£595,000 Freehold

A stunning 4 bedroom, chalet style, family home with a lovely garden, situated in this quiet no-through road close to the town centre.

APPROX. 1750 SQUARE FEET • entrance hall • magnificent open plan kitchen/dining/family room • living room • playroom • ground floor bedroom & bathroom • 3 first floor bedrooms • first floor bathroom • driveway • landscaped garden • shed & garden room • gas central heating & double glazing

## Description

An impressive property which has been extended and remodeled to create a stylish family home, set in a lovely landscaped garden. The beautifully presented accommodation includes an entrance hall, magnificent kitchen/dining/family room with 2 sets of bi-folding doors opening out to the garden, a ground floor bedroom and bathroom, playroom, and a living room with feature wood burner. Upstairs, there are 3 further bedrooms and bathroom. The master bedroom also has a dressing room and a stand alone slipper bath. Outside, there is a driveway proving parking for several cars, a garden room, shed, and a generous rear garden with lawn, pergola covered seating area and hot tub. The property further benefits from gas central heating and double glazing.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** C. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



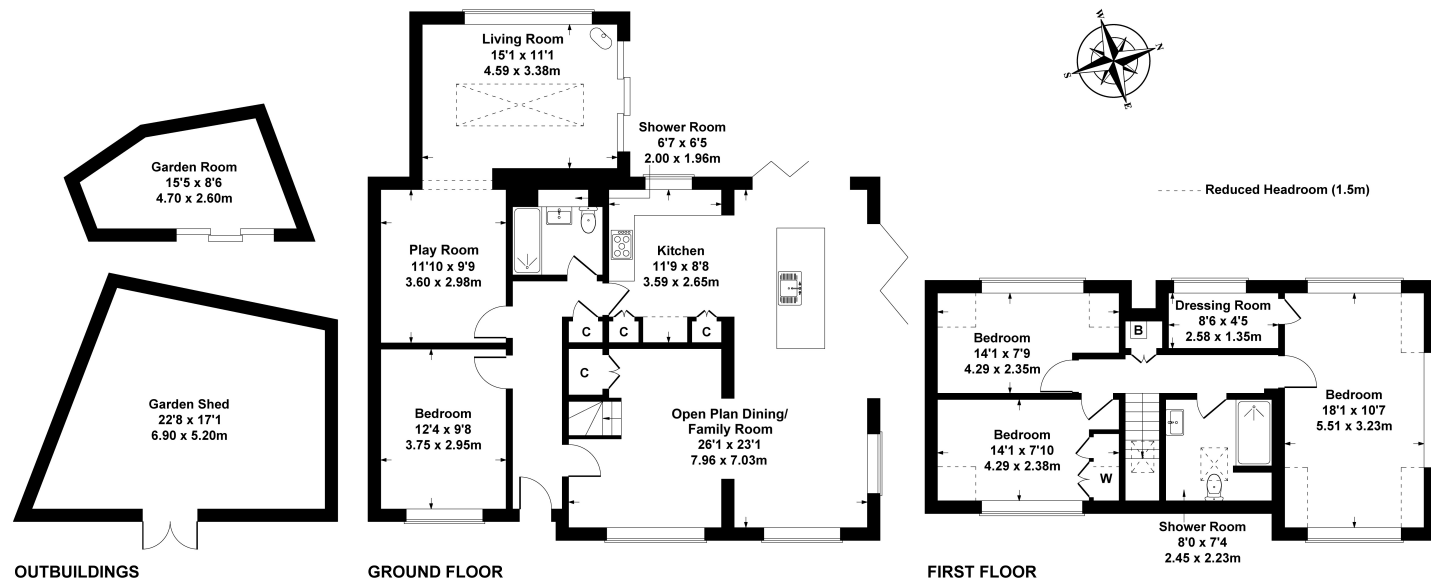


### Situation

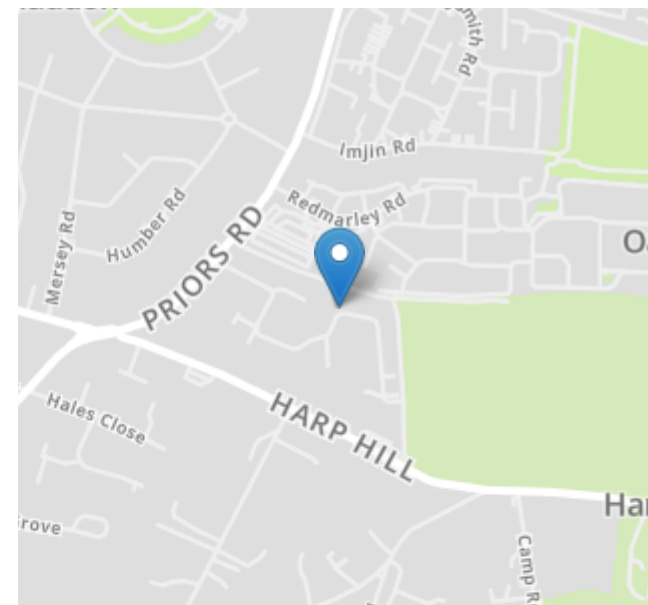
Close to good schools, excellent amenities, and glorious countryside. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

## 28 Wessex Dr

Approximate Gross Internal Area  
House : 1765 sq ft - 164 sq m  
Outbuilding : 409 sq ft - 38 sq m  
Total : 2174 sq ft - 202 sq m



----- Reduced Headroom (1.5m)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	74	81
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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