



Pittville

 Nick  
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ESTATE AGENTS

# Pittville

Pittville Crescent, Cheltenham, GL52 2QZ

£1,595,000 Freehold

A substantial detached, 5 bedroom, family home, extending to over 4300 square feet in this prime position overlooking Pittville Crescent.

Reception Hall • kitchen/breakfast room • orangery • living room • 2 home offices • utility room • cloakroom • 5 bedrooms • 3 bath/shower rooms • cinema/games room • home gym • garage & carport • landscaped garden • gas central heating & double glazing

## Description

Set back from Pittville Crescent behind a secure electric gate, this impressive family home offers substantial and versatile living space arranged over 3 floors. The beautifully presented accommodation includes a large reception hall, a magnificent kitchen/breakfast room, utility room, an 8.57 x 5.17m orangery with feature wood burner and kitchenette, a living room, and a home office. Also on the ground floor there is a cloakroom, refitted bathroom, and a bedroom. Upstairs, there are a further 4 bedrooms and 2 luxury bathrooms (the master with en suite). On the lower ground floor is a cinema/games room with bar area, a second home office, and a gym. Outside, there is a private landscaped garden with feature pond, gravelled driveway, carport for 2 vehicles and secure parking for 2-3 more. There is a single garage with electric roller door accessed via 16 Pittville Crescent.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** F. **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.





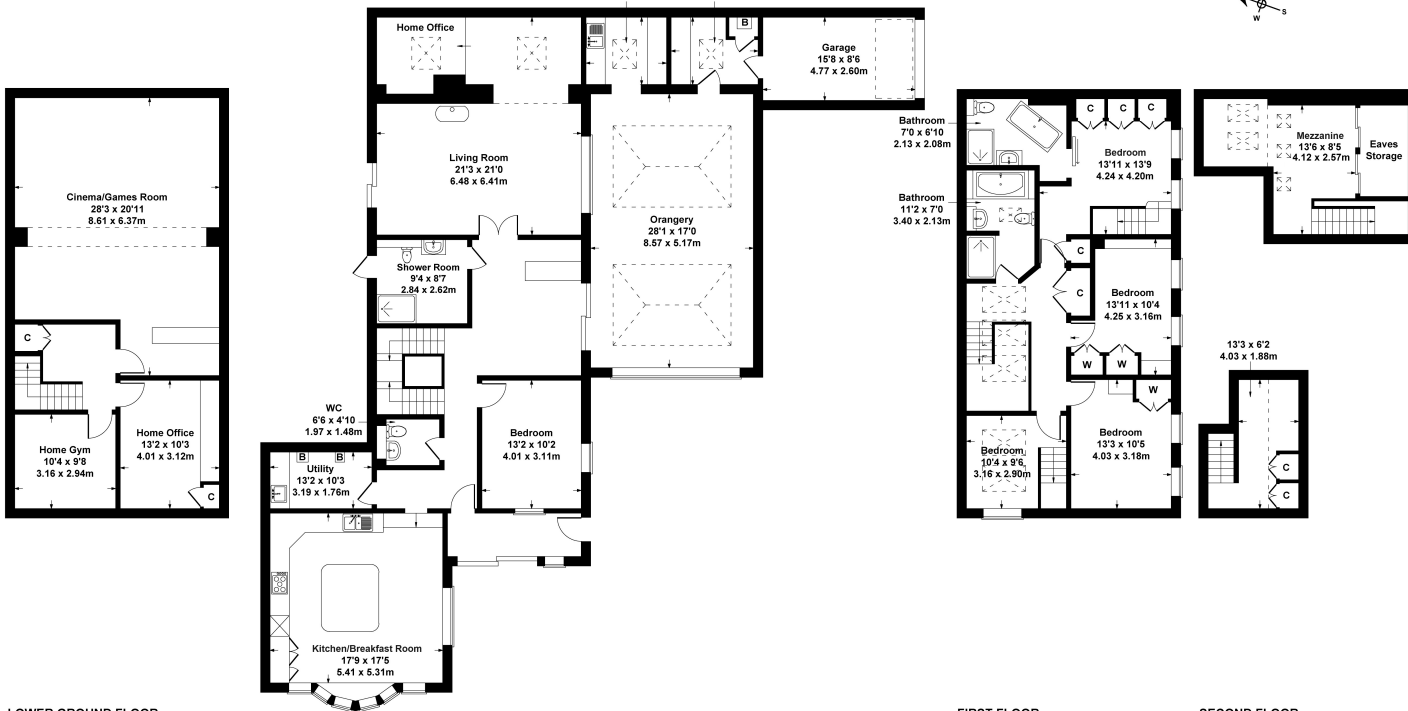
### Situation

Pittville Crescent is a premier central location close to the world famous Prestbury Park Racecourse, Pittville Park, the Pump Rooms and only a few hundred yards from the town centre. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping and horse racing at Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science and literature festivals currently held in Imperial Gardens.

**17 Pittville Crescent**

Approximate Gross Internal Area  
4349 sq ft - 404 sq m

Kitchenette 8'3" x 6'11" 2.52 x 2.10m  
Store 8'11" x 6'11" 2.72 x 2.10m



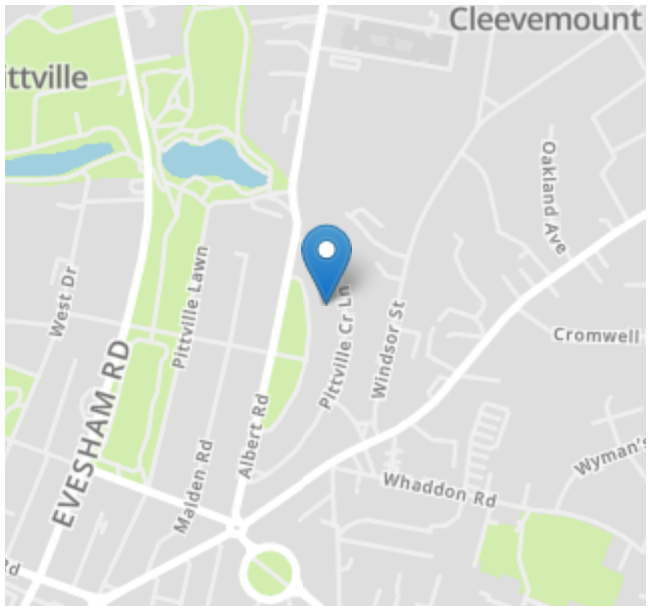
LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their size and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
Produced by Potterplans Ltd. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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