



The Park/Tivoli



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St Stephens Manor, The Park/Tivoli, Cheltenham, GL51 3GF

Guide Price £1,250,000 Freehold

An exceptional 5 bedroom detached bungalow set in magnificent gardens just a short walk from Montpellier.

Reception hall • drawing room • dining room • kitchen/breakfast room • 4 double bedrooms • home office/bedroom 5 • 3 luxury bath/shower rooms • driveway & double garage • magnificent gardens • close to Montpellier

Description

A highly individual and substantial, single storey property, situated on the edge of The Park and Tivoli just a short walk from Montpellier. This stunning property forms part of St Stephens Manor and enjoys a wonderful outlook across the lake. The impeccably presented accommodation includes an impressive reception hall, drawing room overlooking the rear garden, dining room, and a kitchen/breakfast room with sliding doors opening out to the rear. There are 4 double bedrooms (the master and guest bedrooms both with en suite), bedroom 5/home office, and a further family bathroom. Outside, there is a gravelled driveway providing parking and turning for several cars, a double garage, and the most magnificent landscaped south facing garden with generous seating areas, manicured lawn, and an open view of the former manor house. Cheltenham Borough Council Tax Band G - £3290.45 (2022/23).

Annual Service Charge - £429

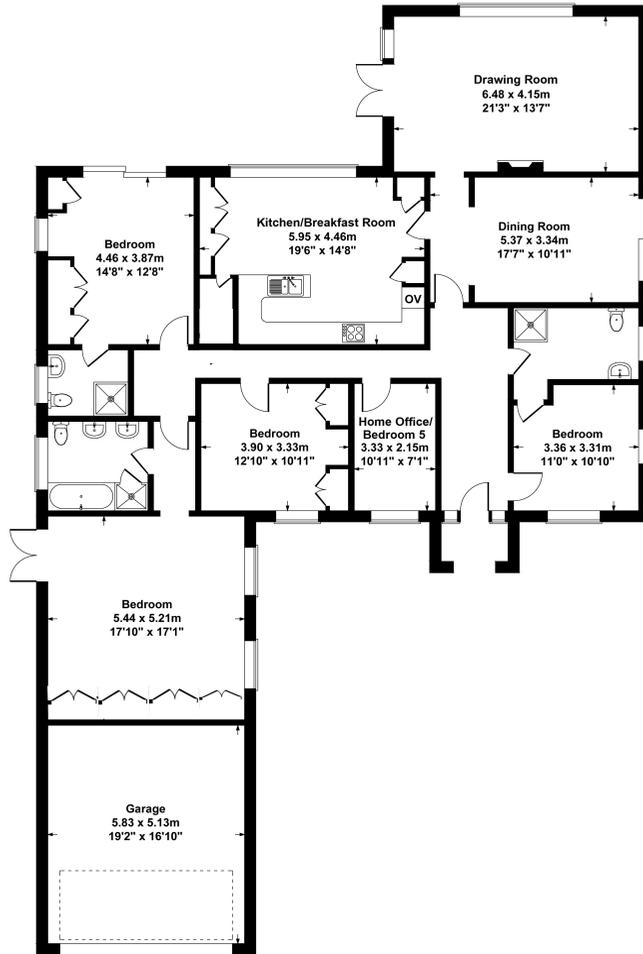




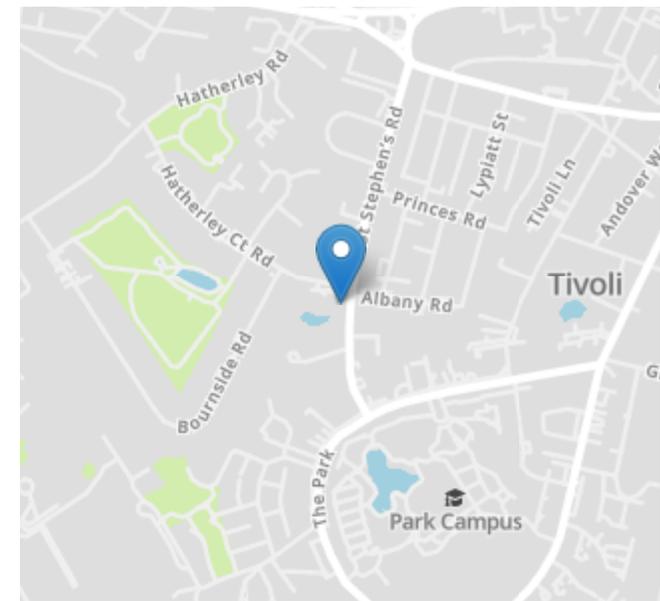
Situation

A highly regarded residential location close to excellent schools, Hatherley Park and a host of amenities found in Tivoli Parade, Bath Road and Montpellier. 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.

Approximate Gross Internal Area
 Main House - 199 sq. metres (2142 sq. feet)
 Garage - 30 sq. metres (323 sq. feet)
 Total - 229 sq. metres (2465 sq. feet)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(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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