

Monica Drive,
Pittville, Cheltenham, GL50 4NQ

Perry Bishop
and Chambers

the agent who keeps you informed



Monica Drive, Pittville, Cheltenham, GL50 4NQ

 5 Bedrooms

 3 Bathrooms

 2 Receptions

Key Features

- Substantial detached family home
- Five bedrooms
- Three bathrooms
- Large mature gardens
- Double garage and driveway
- Beautifully presented
- Large useful utility room
- Spacious open plan fitted kitchen/family room

A beautifully presented and substantial five bedroom detached family home with a surprisingly large garden situated in an established residential area just a short distance from Pittville Park and Cheltenham Racecourse.

Cheltenham town centre is approximately one mile and provides an excellent range of amenities including shopping, leisure, entertainment and excellent state and private educational facilities. This fine home which has been subject to extensive renovations by the current owners, to include replacement windows, doors, heating system, electrics, flooring and insulated roof, is located towards the end of a quiet no through road and has been extended offering in total just over 3000 sq ft of accommodation and a very generous double-size plot.

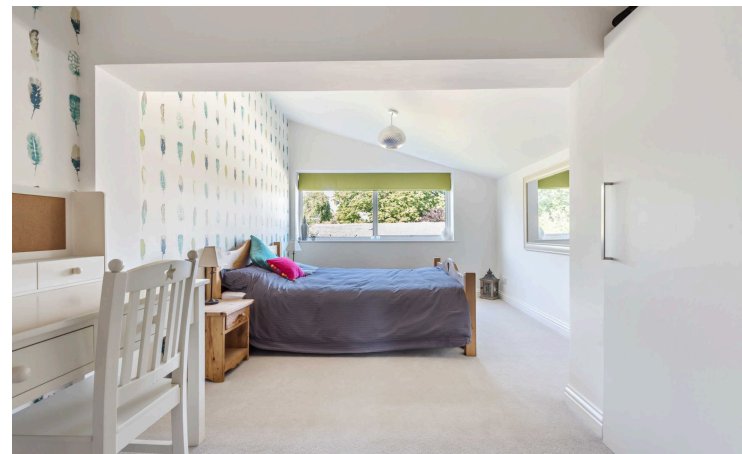
The well-proportioned and modernised accommodation is arranged over two floors and briefly comprises an entrance lobby, an entrance hall, a cloakroom, living room, family room, spacious utility room with matching units and Belfast sink and open plan fitted kitchen/dining room on the ground floor

with central island sink and breakfast bar, a pantry cupboard and sliding double glazed doors running across the full width and opening in to the rear garden. The stairs lead to a mezzanine study/bedroom and up to the first floor where there are five bedrooms with an en suite bathroom to the master bedroom, a family bathroom and a separate shower room.

Outside to the front the property is approached via a block paved driveway leading to a double garage with a workshop area and an electronically operated door. The front garden is mainly laid to lawn with a selection of mature trees and shrubs. The rear garden has two paved patio areas with a two tier garden with an extensive lawn, variety of mature trees, shrubs and flower beds with gated side access.

Amenities

Pittville extends from just north of Cheltenham High Street to New Barn Lane which passes through the extensive Pittville Lawns, the lake, bandstand and pump rooms which offers a variety of cultural events as well as the spa waters.



On the western side of Evesham Road there is a great range of sporting options with speedy access to Cheltenham leisure centre which includes a swimming pool.

From Evesham Road there is a regular bus route and a short walk to Prestbury Park race course which also offers a multitude of events in it's ground and the Centaur building.

There are also general stores to be found on Tommy Taylors Lane and New Barn Lane.

Directions

From Cheltenham town centre proceed along head north along Evesham Road towards the racecourse. Shortly after the play area turn left opposite the pump rooms into Albermarle Gate. Towards the far end you will then see Monica Drive on the right hand side.

Services & Tenure

The property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. The above should be verified by your Solicitor or Surveyor.

Local Authority

Cheltenham Borough Council

Ref: 91027050/RM



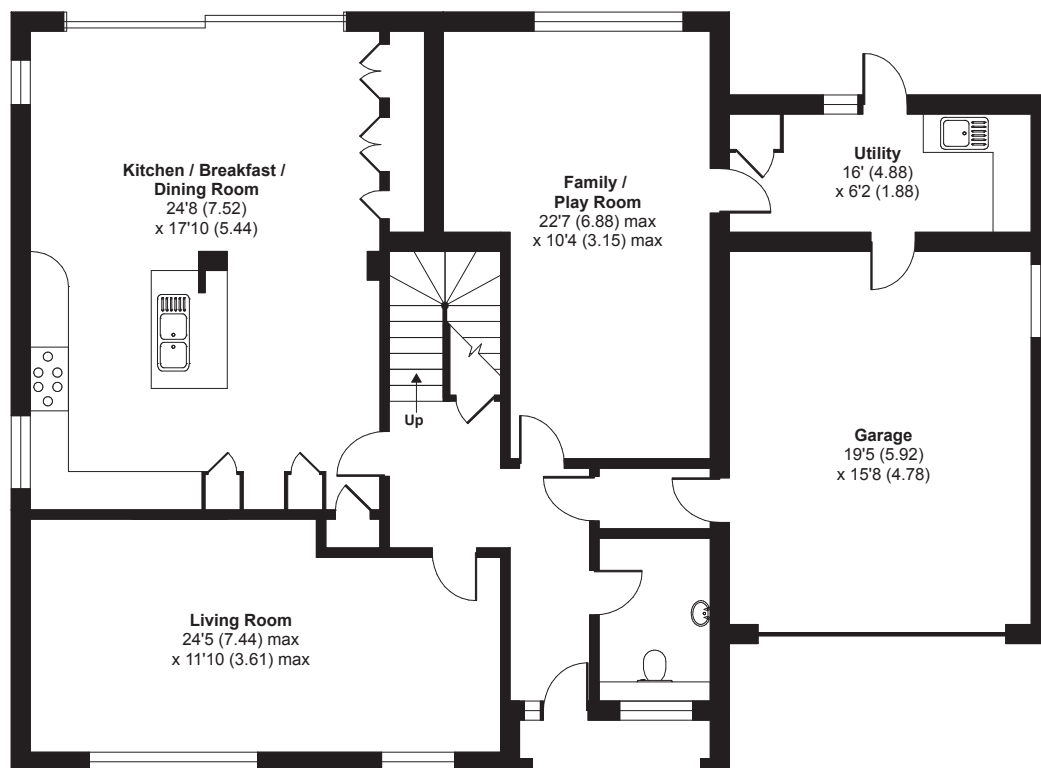
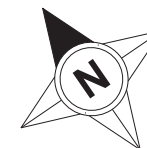




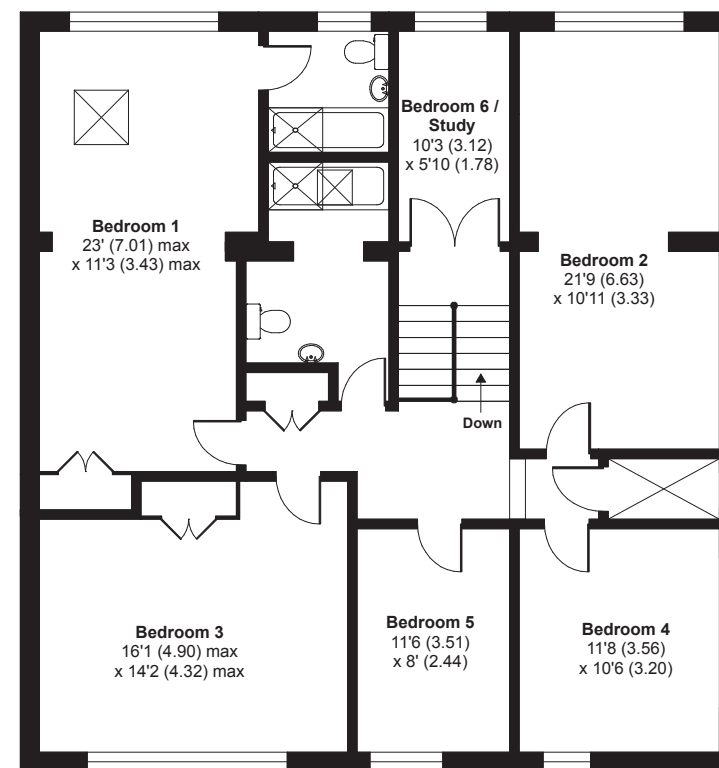


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APPROX. GROSS INTERNAL FLOOR AREA 3106 SQ FT 288.5 SQ METRES (INCLUDES GARAGE)



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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