morgan associates

Lauriston Park,
Cheltenham GL50 2QL
Asking price £875,000

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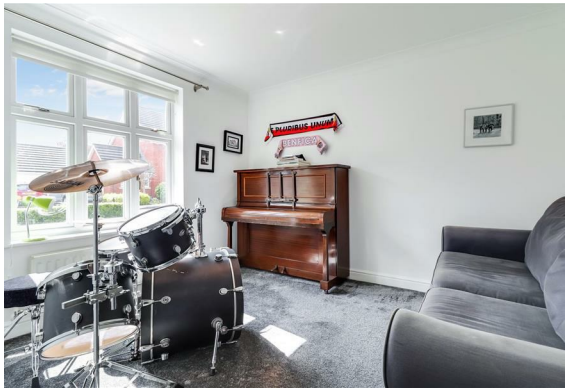
Lauriston Park,

Cheltenham GL50 2QL

Situated on a corner plot of this highly sought after no through road, is this substantial five bedroom family home. The property enjoys plentiful living accommodation, three bath/shower rooms, generous garden, a double garage and off road parking.

Situation

Located on the corner of Lauriston Park, a highly desirable residential no through road in The Park, one of Cheltenham's most popular districts, within walking distance of Montpellier, Bath Road, The Suffolks and Tivoli. St James' Primary School, Bournside School & Sixth Form Centre are situated nearby. Cheltenham is recognised as the best place to raise a family and being one of the most complete Regency spa towns in England and is home to numerous prestigious schools such as Dean Close, Cheltenham College, Cheltenham Ladies College and Pates Grammar School.



Full Description

A substantial five bedroom detached family home, with spacious and well-proportioned accommodation arranged over three floors.

The superb ground floor includes a spacious reception hallway leading to a cloakroom, kitchen / diner and two reception rooms including a family room overlooking the front of the property and a dual aspect sitting room with patio doors to the garden. The kitchen has been extended to feature a dining area overlooking the garden creating a sociable living space. The utility room is fitted with a range of units and positioned off the kitchen.

On the first floor are two double bedrooms with built-in-wardrobes and en-suites. There is a single bedroom / study located between these rooms. On the second floor there are two further double bedrooms with built-in-wardrobes below the eaves and a principal bathroom with a shower over the bath.

The generous enclosed rear garden is laid predominantly to lawn, with private decked and patio areas. The property benefits from driveway parking and a double garage with side access to the rear garden.

Additional Information

Services: Mains gas, electricity, water and drainage. Gas central heating.

Tenure: Freehold

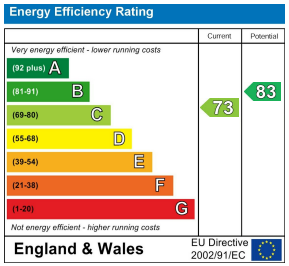
Local Authority: Cheltenham Borough Council. Tel. 01242 262626.

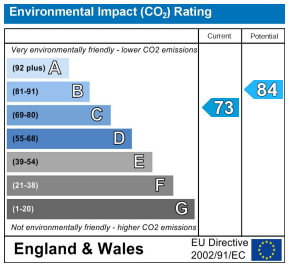
Floor Plan

Approximate Gross Internal Area
Ground Floor = 82.7 sq m / 890 sq ft
First Floor = 53.4 sq m / 575 sq ft
Second Floor = 49.8 sq m / 536 sq ft
Garage = 24.0 sq m / 258 sq ft
Total = 209.9 sq m / 2259 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated.
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Cheltenham Home Inspection © 2021

Energy Efficiency Graph





Area Map

Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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