Lexington Square, Cheltenham, GL52 3LT

Guide Price £675,000

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An exceptional contemporary three-storey townhouse forming part of the highly regarded private Lexington Square development in Pittville. Extending to approximately 1,883 sq.ft., this beautifully presented home offers spacious and thoughtfully connected accommodation, highlighted by a striking open-plan ground floor and an impressive first-floor sitting room overlooking the space below. Further benefitting from two powered garages with electric roller doors and security alarm systems, this is a rare opportunity in one of Cheltenham's most sought-after locations.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Three Storey Townhouse Benefitting From Four Double Bedrooms
- Air Conditioning To The Master Suite
- Immaculately Presented Throughout
- Fantastic Location Within walking Distance to Pittville Park and Cheltenham Racecourse
- Private Courtyard Garden
- Two Private Garages With Electric Roller Doors and Working Alarms

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Entrance Hall: A welcoming and well-presented entrance hall with staircase rising to the upper floors and access to the study, cloakroom and the impressive kitchen / dining / family room.

Kitchen / Dining / Family Room: A superb open-plan space forming the heart of the home. The contemporary kitchen is fitted with a range of shaker-style units, generous work surfaces and integrated appliances, with a peninsula providing breakfast seating and additional storage. The dining and family area enjoys excellent natural light and features French doors opening directly onto the rear garden, creating seamless indoor-outdoor living and making this an ideal space for entertaining and everyday family life.

Utility Room: Accessed internally from the kitchen, the utility room provides additional storage, worktop space, sink and appliance plumbing, helping to keep the main living area clutter free.

Cloakroom: A stylish ground floor cloakroom fitted with modern sanitaryware and vanity storage.

Study: Positioned to the front of the property, currently arranged as a home office and gym space. A versatile room ideal for remote working or as an additional reception area.

First Floor Landing: A spacious landing area providing access to the sitting room and Bedroom Two. The first-floor sitting room is open to the kitchen / dining / family room below, separated by a balustraded internal balcony. The "void to dining / family room" referenced on the floorplan highlights this architectural feature, enhancing light, volume and visual connection between the floors.

Sitting Room: An impressive and generously proportioned reception room with excellent natural light and an elevated outlook. The internal balcony creates a striking design element, offering a sense of openness while maintaining clear definition between living spaces.

Bedroom Two: A well-sized double bedroom with plenty of space for wardrobes.

En-Suite to Bedroom Two: Comprising shower enclosure, wash hand basin and WC, finished in neutral tones.

Second Floor Landing

Bedroom One: A spacious principal bedroom with fitted wardrobes and French doors opening onto a private balcony, offering elevated rooftop views.

En-Suite to Bedroom One: A contemporary suite featuring twin wash hand basins within a vanity unit, walk-in shower and WC.

Bedroom Three: A comfortable double bedroom with pleasant outlook.

Bedroom Four: A further versatile bedroom ideal as a guest room, nursery or additional home office also benefitting from a balcony.

Family Bathroom: Comprising bath with shower over, wash hand basin and WC.

Garden: The rear garden has been attractively landscaped with paved seating areas and raised planting beds, creating a low-maintenance yet inviting outdoor space ideal for entertaining.

Parking: The property further benefits from two garages, both fitted with power, electric roller doors and fully functioning security alarm systems a significant and rare advantage in this central location.

Lexington Square is a private square ideally positioned on the cusp of Prestbury and Pittville, just a short walk from Pittville Park and the historic Pump Rooms. Cheltenham Town Centre is within easy reach, offering boutique shopping, restaurants, cafés and year-round festivals. The racecourse, excellent schooling and transport links further enhance the appeal of this prestigious residential setting.

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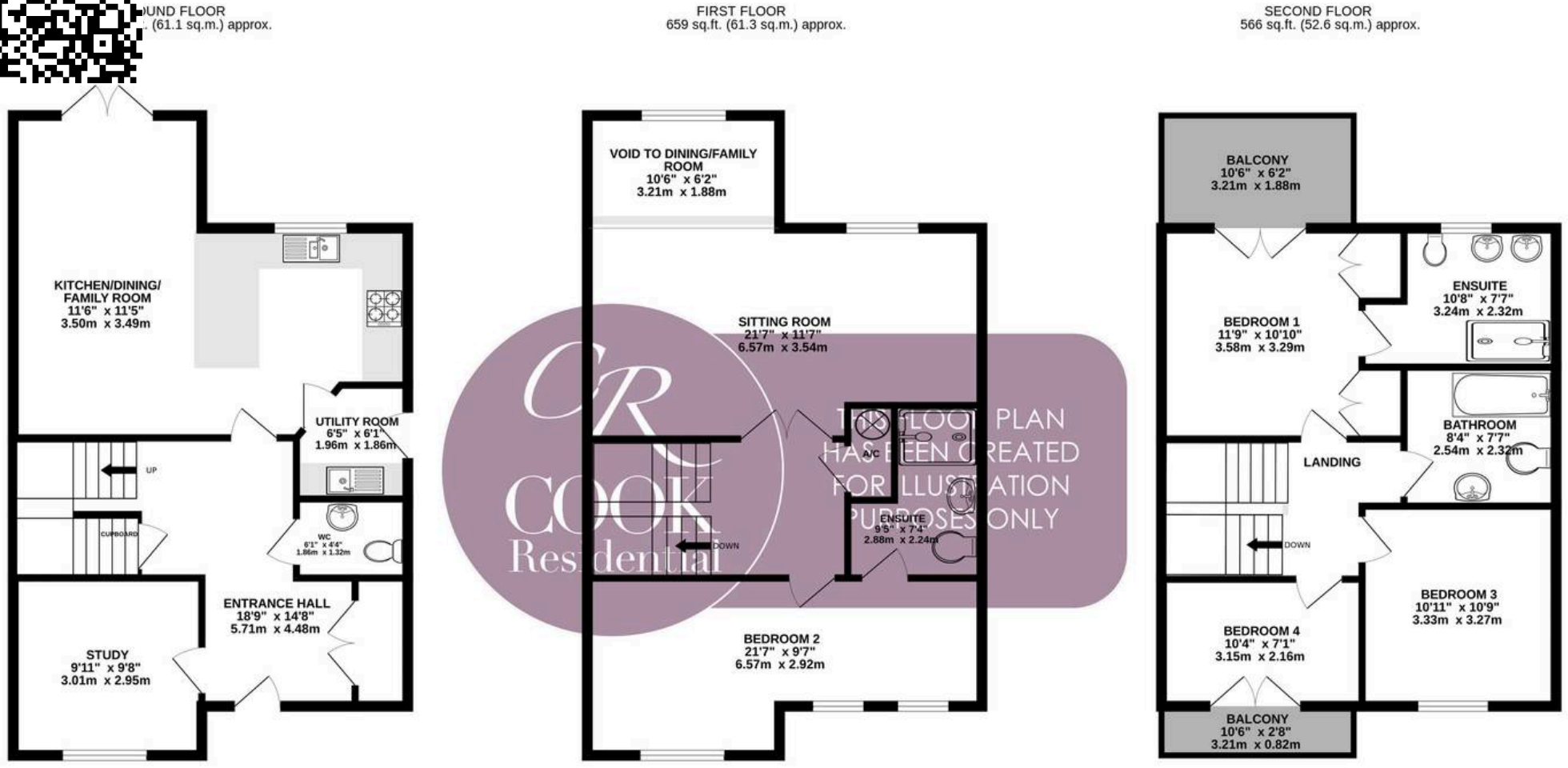

CR
COOK
Residential
THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATION
PURPOSES ONLY

TOTAL FLOOR AREA : 1883 sq.ft. (174.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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