
The Paddocks, Swindon Lane, Cheltenham, Gloucestershire, GL50 4NY



- Freehold
- Development potential
- Countryside views
- Set in 4.4 acres

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The Paddocks provides an ideal opportunity to create your own grand design. The existing building sits in approximately 4.4 acres and subject to the relevant planning permissions/consent, it may be possible to replace the existing property with a residential property of circa 3000-3500 sq ft.

The buyer must undertake their own due diligence with the local planning authority and advice from a planning consultant. Please note that part of the land will be subject to an overage.



Situation

The Paddocks occupies a delightful position on this wide and tree lined road, forming part of an attractive street scene of an eclectic mix of residences. Located equidistant between Pittville and Prestbury, a suburb area to the north of Cheltenham. The Paddocks beautifully captures a feeling of semi-rural living with views to open countryside while being in close proximity to the iconic Pittville Park and Cheltenham Racecourse. With its lake, bridged walkways and Pump Rooms, Pittville is a charming and well reputed area. A further short stroll takes you to Cheltenham's fashionable shopping districts. The town is well known for its excellent range of schools including: The Cheltenham Ladies College, Cheltenham College and Dean Close as well as excellent grammar schools all within easy reach of this ideal location. It also has superb sporting facilities and plays host to several highly acclaimed annual festivals including a Literary, Jazz and Science festival.



Council Tax Band: Exempt

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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