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EVANS

APARTMENT 4, ELLERSLIE HOUSE

108 ALBERT ROAD, PITTVILLE, CHELTENHAM, GL52 3JB

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*The most magnificent ground floor apartment
forming part of an exquisite refurbished
character building set within the most
glorious grounds.*

- Reception Hall
- Drawing Room
- Kitchen/Dining Room
- Master Bedroom with En Suite Bathroom
- Guest Bedroom
- Study
- Shower Room
- Communal Gardens with Direct Access to Pittville Park
- Parking space for Two Cars

DESCRIPTION

Ellerslie House is an outstanding development of luxurious apartments created from the conversion of a character building. Much of the charm of Ellerslie House is the attention to detail, designed with luxury in mind each apartment has been refurbished to the most discerning standards of comfort and indulgence. Apartment 4 is no exception, making the best of space style and specification, this beautiful apartment is undeniably the grandest in the building offering the period splendor and the magnificent features typifying the era and original structure.

Entrance is gained through the communal areas which are notably impressive with high ceilings, full length windows and an elegant staircase, creating a smart first impression. Apartment 4 is reached from a private entrance directly from the main hall.



Particular thought has been given to the design of the apartment, offering beautiful proportions and balanced living to bedroom space creating light and spacious living arrangements. The reception hall leads to the magnificent drawing room, characterful and beautiful in style with high ceilings and ornate cornicing, a fireplace and three full length Sash windows giving a vista over the gardens are striking focal points. A door leads to a well-appointed kitchen with a range of units and integrated appliances, a breakfast bar divides the room to an area for a dining table which enjoys charming views through two sash windows overlooking the grounds. Adjacent to the drawing room is a useful and good-sized study. The master bedroom has an en suite bathroom with separate shower and twin sinks. There is a further double bedroom which is served by a separate shower room.

SITUATION

Much of the charm of Ellerslie House is due to its idyllic setting, beautifully tucked away behind electric gates creating an exceptional setting. Located in the green and leafy suburb of Pittville, an area recognised as one of Cheltenham's finest locations and steeped in important history. Ellerslie House backs onto the iconic Pittville Park with direct gated access, this beautiful setting is famed for its lake, bridged walkways and Pump Rooms yet within a short stroll to Cheltenham's fashionable shopping districts Montpellier and Promenade. A cultural town, Cheltenham plays host to several highly acclaimed festivals including Jazz, Food and Literature. The town is also known for its excellent schools to include, The Cheltenham Ladies' College, Cheltenham College and Dean Close all within walking distance, making this area perennially popular for both families and professionals.

OUTSIDE

Discreetly tucked away from the road and set behind electric gates, Ellerslie House is approached via a long driveway. The communal gardens are beautifully landscaped and provide a perfect backdrop to this elegant building. Bounded by mature trees and part walling, there is a real sense of privacy. Apartment 4 has parking spaces for two cars.

LOCAL AUTHORITY

Cheltenham Borough Council (01242) 262626

VIEWING

Viewing by appointment only



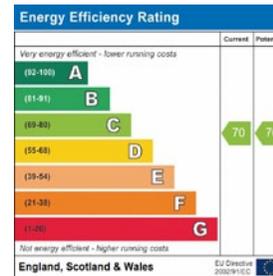
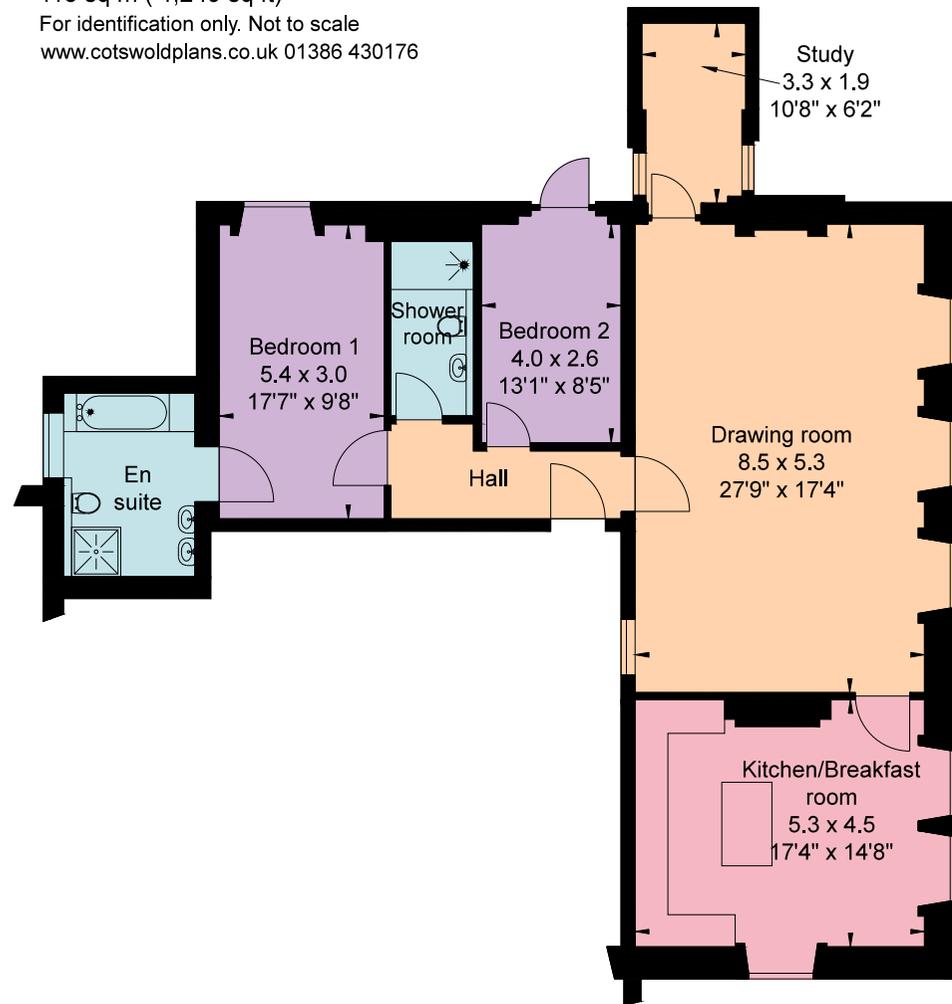
FLOORPLANS

Apartment 4, Ellerslie

Gross internal area (approx):
116 sq m (1,249 sq ft)

For identification only. Not to scale

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