

Fern Lawn

Pittville Crescent | Cheltenham | GL52 2QZ



la AGENCY

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TUCKED AWAY BEHIND ELECTRIC GATES ON A HIGHLY SOUGHT-AFTER CRESCENT, FERN LAWN IS A TRULY SPECIAL REGENCY-STYLE TOWNHOUSE. THIS HOME STRIKES A PERFECT BALANCE BETWEEN TIMELESS ELEGANCE AND MODERN SOPHISTICATION, WITH EVERY DETAIL CAREFULLY CONSIDERED TO CREATE A LUXURIOUS YET WELCOMING SPACE THAT WORKS EFFORTLESSLY FOR CONTEMPORARY FAMILY LIFE.



RAISED GROUND FLOOR

- Entrance hall
- Drawing room
- Sitting room
- Mezzanine floor
- Annexe; bedroom and shower room
- Cloakroom

GROUND FLOOR

- Kitchen/dining room
- Family room
- Utility room
- Laundry room
- Cloakroom

FIRST FLOOR

- Principal bedroom with en suite bathroom
- Bedroom

SECOND FLOOR

- Three further bedrooms; two with ensuite facilities
- Family bathroom

OUTSIDE

- Driveway with ample parking
- Double garage
- Private, mature gardens and terrace

LOCATION

- Ideally positioned for the centre of Cheltenham
- Pittville Park within walking distance
- Cheltenham Racecourse just over 1 mile away

THE PROPERTY

The entrance hall sets the tone, graceful and inviting, leading into a beautifully lit drawing room and additional reception area on the raised ground floor. Large sash windows allow natural light to pour in, drawing attention to the intricate features and generous ceiling heights that give the home its traditional charm. A striking stone fireplace creates a cosy focal point, especially during the winter months.

In addition to the formal reception rooms, the property offers a further, more informal sitting room ideal for relaxed family living. This space opens onto a mezzanine level, currently used as a flexible area perfect for a games room, library, or studio. From here, access leads directly into the self-contained annexe, which comprises a double bedroom, shower room, and its own private entrance. Whether used for extended family or guests, this entire wing of the house can be cleverly separated to form its own private living quarters, offering exceptional versatility within the overall footprint of the home.

Stairs take you down to the heart of the home, an open-plan kitchen and living area that flows seamlessly into the dining space. From here, doors open directly onto a private, enclosed terrace, perfect for entertaining, whether it's weekend brunches or summer evenings with friends.

On the first floor, the principal suite offers space, style and flexibility. Sharing an impressive Jack and Jill en suite with the guest bedroom, this level could easily be reconfigured into a full-floor suite with a dressing room. Upstairs, you'll find three further spacious bedrooms, two with their own en suites and an additional stylish family bathroom.

OUTSIDE

Outside, the landscaped garden offers a real sense of escape. Surrounded by established planting and vibrant blooms, the terrace is made for al fresco dining or simply





unwinding in the sun. A resin driveway provides ample off-road parking, and there's a self-contained annexe above the double garage with its own separate entrance, ideal for guests, older children, or even as a home office or studio.

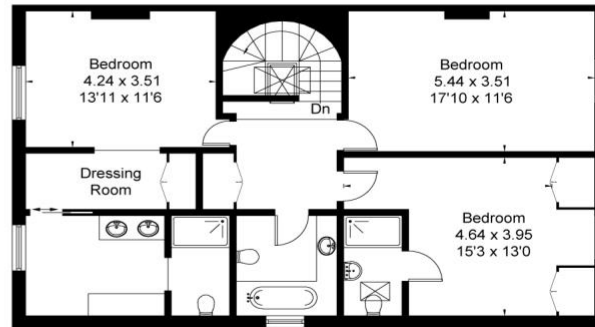
LOCATION

Located within the beautiful area of Pittville, a highly regarded area that is conveniently close to Pittville Park and Cheltenham Racecourse, Fern Lawn is a short walk from the centre of the town. Renowned for excellent schools, including Cheltenham College, Cheltenham Ladies' College and Dean Close, along with a list of others within the area. Cheltenham enjoys access to London Paddington from Cheltenham train station whilst access to the M4 and M5 motorway network is just under 5 miles away.

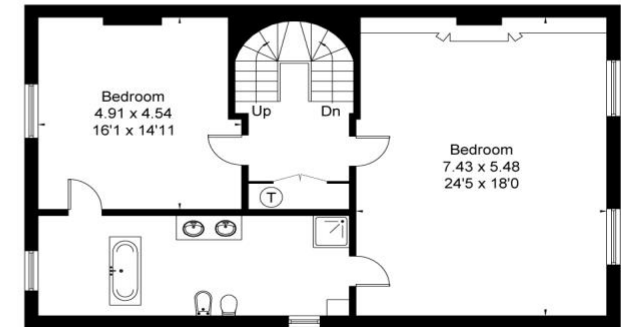




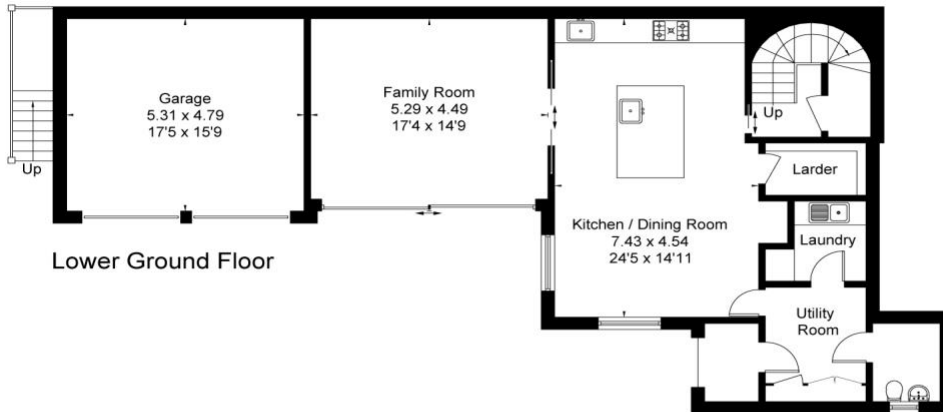
Approximate Floor Area = 389.6 sq m / 4193 sq ft
(Including Mezzanine Floor)
Garage = 25.4 sq m / 273 sq ft
Total = 415 sq m / 4466 sq ft



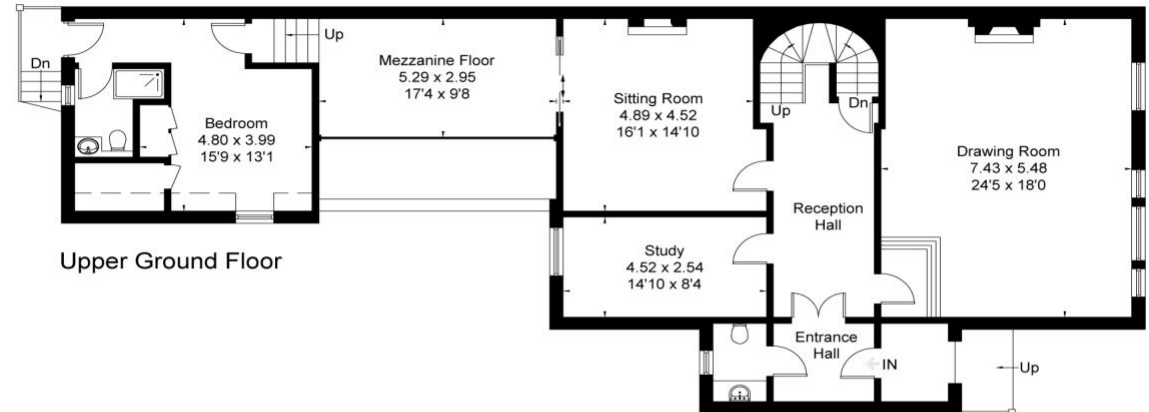
Second Floor



First Floor



Lower Ground Floor



Upper Ground Floor

□ = Reduced head height below 1.5m

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