



Hunting Butts Farm House Hunting Butts Farm, Swindon Lane, Cheltenham,
£4,500 Per month

TO LET



- Six Double Bedrooms
- Seven Bathrooms
- Extensive Gardens
- Spectacular Views
- Council Tax Band - G
- Furnished or Unfurnished
- Six Reception Rooms
- Off Road Parking
- Gas Central Heating & Wood Burner
- EPC Rating - C

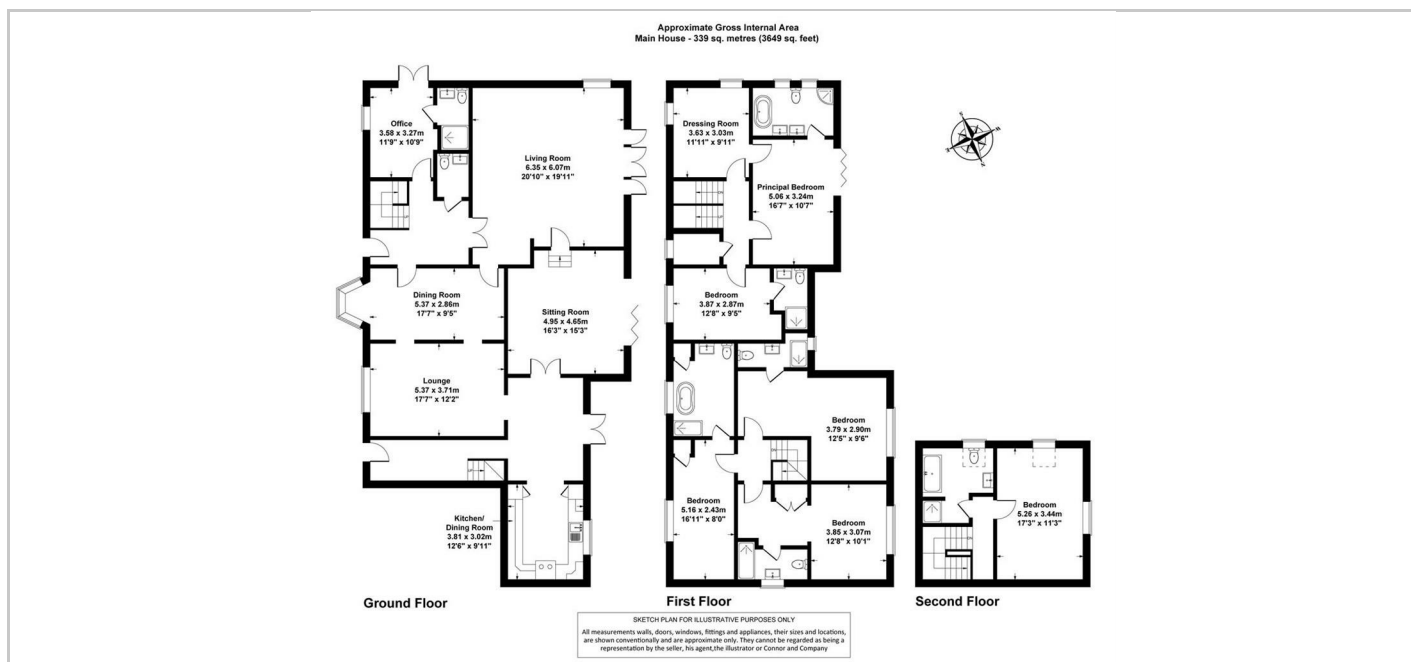
THE PROPERTY

An exceptionally spacious, six bedroom family home offered on either an unfurnished or fully furnished basis and located in the most idyllic position close to Cheltenham Racecourse and within a mile of the Town Centre.

The property is well-presented throughout and arranged over three floors. The ground floor has two entrances, the main hall leads to an office which has a shower room and could be used as a seventh bedroom, WC, large living room with fireplace and bi-folding doors to the terrace, sun room overlooking the garden, dining room with fireplace linking it to a further sitting room, breakfast room and fitted kitchen with Aga and integrated appliances. To the first floor there are five double bedrooms with en suites including a generous principle suite with dressing room / nursery, en suite with shower & bath and a large balcony with views to the Malvern Hills. The top floor has a further double bedroom with fantastic views and a further bathroom with shower and bath. The property is warmed by gas central heating throughout.

Externally the property has lovely gardens to the side and rear with ample seating and dining spaces. These areas will be maintained as part of the tenancy by the Landlord. There is off road parking for multiple vehicles and the tenants will have use of a communal field and tennis courts subject to availability.

SITUATION



Directions