



8 REGENCY HOUSE, HUMPHRIS PLACE, SANDFORD ROAD, CHETLENHAM , GL53 7EW



**OFFERED IN EXCEPTIONAL CONDITION THIS TWO/THREE BEDROOM FLAT IS SET WITHIN THIRLESTAIN PARK AN IMPRESSIVE DEVELOPMENT BY BERKELEY HOMES SET IN THE GROUNDS OF PRIVATE LANDSCAPED SETTING WITHIN THE HISTORIC GROUNDS OF THIRLESTAIN HALL.**

A pristine 3 bedroom ground floor flat set within Thirlestaine Park an impressive development by Berkeley Homes set in the grounds of private landscaped setting within the historic grounds of Thirlestaine Hall.

The apartment is well proportioned with two terraces living/dining room with window to the front and door to a terrace, kitchen with integrated dishwasher, microwave, fridge/freezer, electric oven, ceramic hob, Silestone worktops and utility with a washing machine and tumble drier. The study can also double as an occasional 3 bedroom.

The two bedrooms are both double bedrooms, the master with two sets of built-in wardrobes with mirror fronted doors, hanging rails and drawers and en-suite bathroom with bath and walk-in shower. The second bedroom has built-in wardrobes and a window to rear along with a door to a small terrace. In addition it has an en-suite Jack and Jill shower room with a second door to the hall.

Allocated parking for 2 cars is directly to the front securely accessed from Sandford Road behind electric gates.

**ADDITIONAL:**

Gas fired central heating.

Sky TV is available via subscription & communal dish

Unfurnished

**TERM:**

6 month minimum term

No sharers

No pets

No smokers

**VIEWING AND SHOWING TIMES:**

Read Maurice show our rental property during weekdays only.

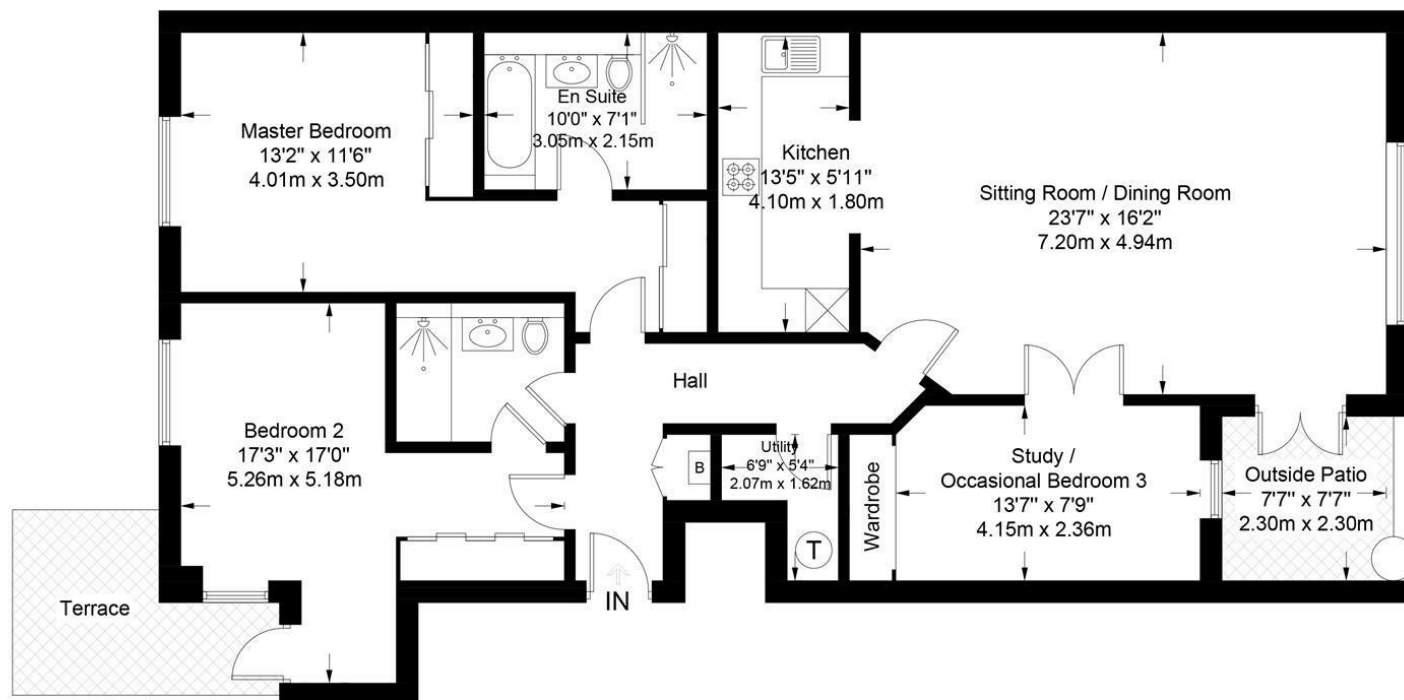
No application may be made without a physical viewing of the property. For certain properties block viewings will be offered and you are advised to attend at the earliest opportunity if this property is of interest to you.











Approximate Gross Internal Area = 1270 sq ft / 118 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.  
Please check all details before making any decisions reliant upon them.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. PRN: 17150156 - Date of printing 26th June 2025

EPC: Band B

Rating: 85

Council Tax: E

Area: 1270.00 sq ft

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