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16 SUMMERBEE DRIVE

Cheltenham, GL51 6TP

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An exceptional modern home enjoying far reaching views, excellent living and bedroom space, a pretty town garden, within a short walk of Cheltenham town centre and train station.

- Sitting Room
- Kitchen/Breakfast/Family Room
- Utility
- Cloakroom
- Gymnasium
- Master Suite with En Suite and Dressing Room
- Four Further Bedrooms
- Family Bathroom
- Shower Room
- Parking
- Garden
- Storage

DESCRIPTION

This immaculate and light filled home is positioned in a sought after new development off the Lansdown Road within walking distance of the best areas within Cheltenham's town centre. Built in 2019 by Cala Homes, the enclave is a prestigious development of its time and one recognised for its quality new build townhouses that were designed to offer opulent accommodation with ample living space and bedrooms. The standard of finish is both immaculate and of the highest quality, yet the current, and only owners, have enhanced the house, to create a luxurious feel with all modern commodities added for extra comfort. The ground floor contains the principal reception rooms with a comprehensive home gym, off the hallway, that occupies part of the former garage. There is a cloakroom and utility off the inner hall. Arguably the most impressive part of the house is the open plan kitchen, breakfast room and family room, with bi fold doors out to the terraced garden. This wonderfully bright and contemporary room is functional yet sociable and has a range of modern fitted units and integrated appliances to one side with a central island unit overlooking the dining and family area making it ideal for entertaining.

As with any traditional townhouse the sitting room is positioned on the first floor with two sets of doors out to a balcony which allows for far reaching views over the immaculate grounds of Dean Close school. To



the front, is bedroom five which the current owners have arranged as a snug and adjacent is a double bedroom, near to a shower room, both with large doors and Juliet Balconies.

The excellent bedroom accommodation extends to the second floor, with the master suite arranged on the rear, also enjoying lovely views, it has an en suite shower room and large walk in wardrobe. Two bedrooms to the front of the house share a modern family bathroom. All bedrooms have been designed with fully glazed doors and Juliet balconies.

In all, a lovely townhouse which is contemporary in style, easy to maintain and in a classic Cheltenham setting, with a lovely garden and views. Ideal for a permanent home or as a lock up and leave within close distance of the town's main boarding schools, the centre and train station.

OUTSIDE

Owing to its orientation on the development Number 16 is positioned in arguably the best setting on the development, with gardens that back onto the immaculate playing fields of prestigious Dean Close school. Facing south, the garden area enjoys all day sun and the owners have cleverly created a beautiful outside space which is arranged in subtle tiers, with strategic seating areas besides high planted beds and an outdoor fire. The original garage has been turned into a comprehensive home gym, accessed from inside the house, and the front half remains an excellent storage area, for garden equipment and bikes.

SITUATION

The Cala Homes development has quickly established itself as one of the most sought-after positions of any small estate in Cheltenham. Much of the attraction of this location is the setting, just off the popular Lansdown Road. Arguably one of Cheltenham's finest areas, ideally situated within a short stroll to the cosmopolitan shopping areas of Montpellier and Promenade, providing a comprehensive range of shops and eateries as well as a lively café culture. As well as the many festivals it holds, the town is most well-known for its exceptional schools that include, The Cheltenham Ladies' College, Cheltenham College, Dean Close and Airthie Prep, the latter of the two are within a stone's throw of the property. This and the excellent communication access to major motorway networks and with the property being within a comfortable walk of Cheltenham Spa Train Station, a mere ten minutes, makes it perennially popular for families.

LOCAL AUTHORITY

Cheltenham Borough Council

VIEWING

All mains services connected



Approximate Floor Area = 211.2 sq m / 2273 sq ft
Garage = 7.1 sq m / 76 sq ft
Total = 218.3 sq m / 2349 sq ft

