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8 Birch Drive

Norton, Gloucestershire, GL2 9GZ

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Built in 2021, this beautifully presented home is just one of nine properties in this exclusive and luxury development set in a lovely village just outside Cheltenham and Gloucester.

- Large open plan Kitchen / Dining room
- Living room
- Family room
- Utility & Cloakroom
- Master bedroom with En Suite bathroom
- Guest bedroom with En Suite
- Two further double bedrooms
- Luxury bathroom
- Double garage
- Garden
- In all 2191 Sq Ft excluding the garage

8 Birch Drive is a beautiful newly built (2021) four bedroom detached home, by reputable Churcham Homes, offering exceptional and contemporary accommodation. This is only one of nine properties on this exclusive development and offers a double garage, and a lovely garden. Churcham Homes are renowned for their exceptional builds with ample living space, bedrooms, and storage, in addition to ineffable qualities that make a house feel like a home. The standard of finish throughout is both immaculate and of the highest quality.

With accommodation spanning circa 2191 sq. Ft, this is a practical home with a brilliant layout, perfect for modern living. The ground floor contains the living space around a large entrance hall, including a living room set to the front of the house and a useful family room across the hallway. A spacious, open plan kitchen/dining room, is positioned to the rear of the house, with two bi-fold doors opening onto the garden.

This is arguably the most impressive part of the house, with the kitchen fitted with granite worktops, integrated Siemens appliances, and a glass lantern above the dining room which floods the room with light. Adjacent is a useful utility/boot room. A cloakroom/wc, and under stair cupboard complete the ground floor accommodation.

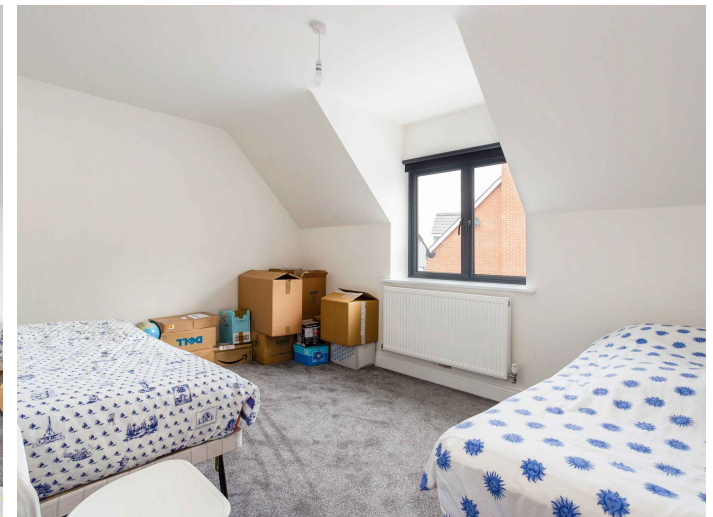


On the first floor are four exceptional double bedrooms, which has also been designed to maximise the space. The master suite offers a double aspect and a large en-suite shower room.

Bedroom two has an en-suite shower room and a fitted wardrobe. There are two further double bedrooms and luxury family bathroom.

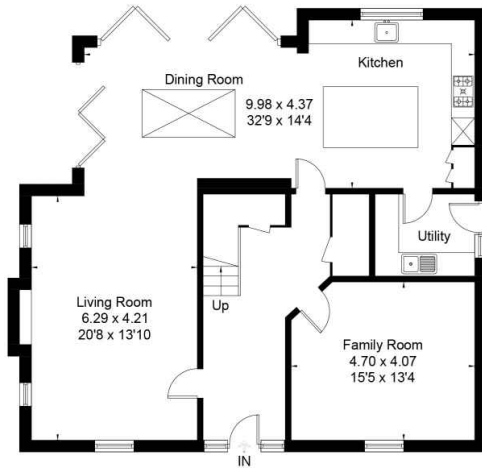
Outside: The driveway provides ample parking and access to the double garage. The garage has power and both garage doors are electric. The garden at the rear, has the benefit of a westerly aspect that enjoys the afternoon and evening sun which makes it a perfect spot for al fresco dining. The garden is a lovely size and wraps around the house which offers a balanced outside space to that of the interiors. A patio area is located outside the kitchen and dining room offering further seating areas and a BBQ dining space.

Situation: Birch Drive enjoys a semi-rural position on a quiet lane in the sought-after village of Norton. This charming village is on the westerly outskirts of Cheltenham, surrounded by beautiful riding and walking countryside with life centering around an excellent primary school, a church, public houses and rugby club. The properties are ideally located for easy access to the centres of Cheltenham, Gloucester and Tewkesbury. These large towns provide a comprehensive range of daily shopping and leisure facilities, each with their own unique identity and offerings, with Gloucester city, home to a cathedral and famous Gloucester Rugby stadium, Tewkesbury with its beautiful Abbey and swimming pool and boating river, Cheltenham with its cosmopolitan shopping and renowned festivals. In addition, they all offer an exceptional option of private, state and Grammar schools. Sporting in the local area is also excellent, with Brickhampton Golf Club and driving range a mere c1.5 miles away, Hatherley Manor Spa only a short drive and rugby at local club Norton RFC.

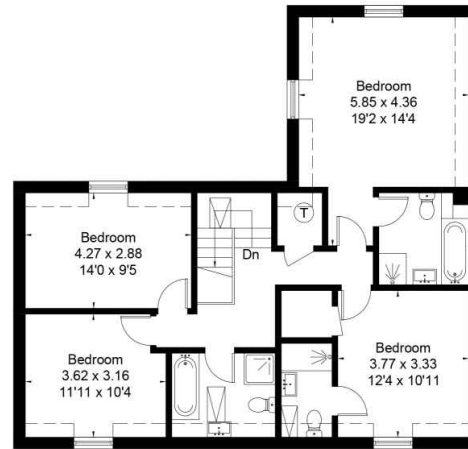


FLOORPLANS

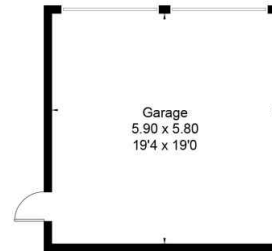
Approximate Area = 203.6 sq m / 2191 sq ft
 Garage = 34.2 sq m / 368 sq ft
 Total = 237.8 sq m / 2559 sq ft
 Includes Limited Use Area (7.4 sq m / 80 sq ft)



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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