
THE PADDOCKS

PLOTS ONE AND TWO THE PADDOCKS ♦ SWINDON LANE
CHELTENHAM ♦ GL50 4NY



THE PADDOCKS

TWO EXCLUSIVE BRAND NEW DETACHED FAMILY HOMES WHICH OFFER EXCEPTIONAL AND WELL CONSIDERED PRACTICAL FAMILY ACCOMMODATION WITHIN LOVELY PLOTS CLOSE TO THE RACECOURSE AND CHELTENHAM'S PRESTIGIOUS TOWN CENTRE.

MODERN LIFESTYLE, CLASSIC LIVING

Particular thought has been given to the design of each house and to the overall feel of the build with contemporary living at the forefront. Each home is characterful in style carefully combining traditional architecture with a modern approach to the finish, design and sustainability.

Offered to the market with an exemplary finish, the houses include high end fixtures and fittings, bespoke kitchens and quality sanitary ware from reputable names. These homes offer comfort and quality yet retaining the focus on practical accommodation, which has been greatly considered, ideal for day to day family living and offering all the modern touches one would expect of a new build home.

SITUATION

This pocket of Cheltenham is lovely, situated a stones throw from the glorious grounds of The Cheltenham Racecourse and only 1.5 miles from Cheltenham, on the north-west fringe of the town. Whilst this area is surrounded by some super walking countryside, from the course itself to Prestbury and Cleeve Hill beyond, it is an easily accessible spot conveniently placed a short stroll from the top of Evesham Road. This is a much sought-after Pittville address, a leafy and long boulevard that runs from the Racecourse to the town centre past Pittville Park, which is widely known for its boating lake, Pump Rooms and pretty cafes. A cultural centre, Cheltenham plays host to several highly acclaimed festivals including Music, Food and Literature. The town is also known for its excellent schools to include The Cheltenham Ladies' College, Cheltenham College, Berkhamstead and Dean Close, all within a comfortable walk or bike ride. Communication links are excellent from this area, with easy access to the M5 Motorway and main line train station with lines to major cities

SPECIFICATIONS

- ♦ Luxury Designer Kitchen, designed in conjunction with the purchaser
- ♦ Underfloor Heating throughout
- ♦ Quality Integrated Appliances
- ♦ Integrated Home Automation System by ABB
- ♦ Control over Lighting, Heating, Audio and Window Dressings
- ♦ Video Entry Doorbell with remote access
- ♦ Individually controlled underfloor heating throughout
- ♦ Air source Heat Pump
- ♦ Choice of floor coverings
- ♦ Glazed Aluminum Coated Windows and Side Doors
- ♦ Designer Security Front Door
- ♦ Bi Fold doors
- ♦ Porcelain Slabs for Patio Area
- ♦ Finished Frontage, turfed lawn, driveway and Paths
- ♦ Levelled seeded rear garden
- ♦ Garage
- ♦ EV Charging Point

Optional Extras include:

- ♦ Wardrobes
- ♦ Integrated Audio
- ♦ PV Solar & Battery Storage
- ♦ Integrated Wi-Fi package
- ♦ Expanded Security system (including cameras)
- ♦ At a charge to be confirmed.



PLOT ONE THE PADDOCKS

Entrance Hall

Large Open Plan Kitchen/Dining/Family Room with doors to the Garden

Sitting Room

Home Office

Utility

Cloakroom

Four Bedrooms with En Suites

Garage

Garden

In all 2600 Sq Ft



PLOT TWO THE PADDOCKS

Entrance Hall
 Large Open Plan Kitchen/Dining/Family Room with doors to the Garden
 Sitting Room
 Home Office Space
 Galleried Cinema/Sitting Room
 Utility
 Cloakroom
 Master Suite with En Suite
 Guest Bedroom with En Suite
 Two Further Bedrooms
 Luxury Bathroom
 Garage
 Garden
 In all 2800 Sq Ft





DESCRIPTION

The Paddocks is an exclusive and luxurious enclave of just two bespoke homes built by exceptional local builders, Churcham Homes who are known for their properties of distinction. Built to the highest specification, the designs are a masterpiece, showcasing the best of modern architecture using light and sustainable materials all with an eco-friendly approach. Standing proud in beautifully landscaped grounds, one plan follows the clean lines of a single storey dwelling, and the other, over two floors. Each one individual in style but designed with luxury in mind, combining impressive accommodation with state of the art finishes ideal for all modern requirements. Every detail has been considered in each unique build to ensure the highest quality with no compromise on comfort.

ADDITIONAL INFORMATION

Local Authority: Tewkesbury Borough Council

Viewings: Viewing by appointment only

Plot 1



Plot 2



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