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EVANS

15 SUMMERBEE DRIVE

Lansdown, Cheltenham, GL51 6TP

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An exceptional and substantial family 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.

Ground Floor:

Kitchen/Breakfast/Family Room • Utility/Boot Room • Cloakroom

First Floor:

Sitting Room • Study/Bedroom 5 • Guest Bedroom • Shower Room

Second Floor:

Master Suite with En Suite and Dressing Room • Two Further Bedrooms • Family Bathroom

Outside:

Parking • Garden • Storage

DESCRIPTION

The most beautifully finished and light filled home, and one of the largest on this sought after development that occupies arguably the best, and most peaceful, position within the enclave. The standard and finish of number 15 is exemplary, with significant enhancements and improvements made to the original build to create a luxurious feel with contemporary touches added for extra comfort. Built by Cala Homes, Summerbee Drive has quickly established itself as one of the most sought after addresses and these carefully curated homes mimic the design of a classic period townhouse yet with the modern style, low maintenance approach and energy efficiency of a new build.

The standard of finish is both immaculate and of the highest quality. A wide hallway introduces the ground floor rooms with a utility area next to a boot room, which offers useful storage, in addition to a cloakroom. At the heart of the property is the open plan kitchen, breakfast and family room designed for both everyday living and entertaining on a small or larger scale. The kitchen itself is beautifully appointed with a range of bespoke unit, high end appliances and a large central island that divides the space for relaxed seating and a dining table.



Bi fold doors open fully to enjoy the garden and broader view, bringing the outside in and filling this entire floor with natural light.

Like any traditional townhouse the sitting room is a feature space on this level. Beautifully proportioned, it was designed with two sets of doors opening to a balcony, an ideal spot to take in the views not only of the garden but that of the immaculate Dean Close playing fields behind and Leckhampton Hill beyond. To the front is an office which can be used as a bedroom and adjacent is a double bedroom, both have doors that open to Juliet balconies.

On the second floor are three beautifully appointed bedrooms that have a real sense of elegance. The principal suite is arranged to the rear and as such, enjoys the same far reaching and peaceful views as the sitting room. It is complemented by an en suite shower room and large walk in dressing room. The two bedrooms to the front of the house share a luxury family bathroom with each bedroom enjoying fully glazed doors opening to Juliet balconies.

Overall, this is a first class home, presented immaculately, bathed in natural light and offers a rare balance of generous space, prime location, far reaching views making it a truly unique and desirable property. Ideal for a permanent home or as a lock up and leave within striking distance of the town's main boarding schools, the centre and train station.

OUTSIDE

The garden and setting is fundamental to the overall feel of this home, providing a relaxed and peaceful position for this wonderful home. Enjoying a southerly orientation, the landscaped gardens are arranged over two tiers, with a raised terrace that adjoin an area of lawn. The garden is enhanced by the open views of Dean Close playing fields and further to Leckhampton Hill, this green backdrop is quite unexpected living so close to the town. To the front of the house, the original garage has been divided into two parts, an area for storing bikes and a small car with an integral utility room that connects to the main house.

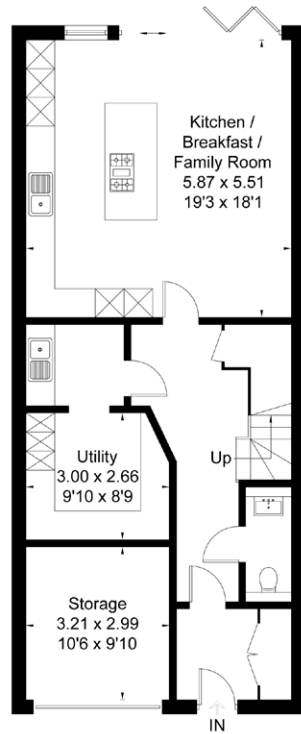
SITUATION

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, one of Cheltenham's finest areas that is 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 its 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 all of which are within a short stroll 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 and professionals alike.

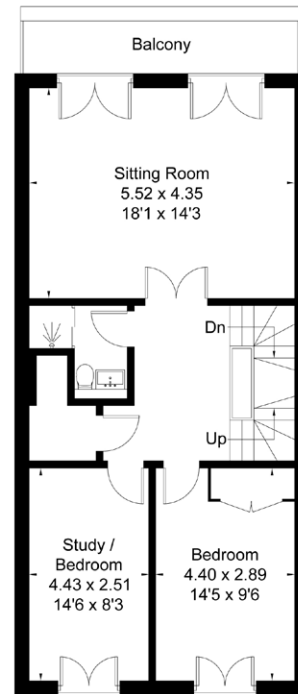


FLOORPLANS

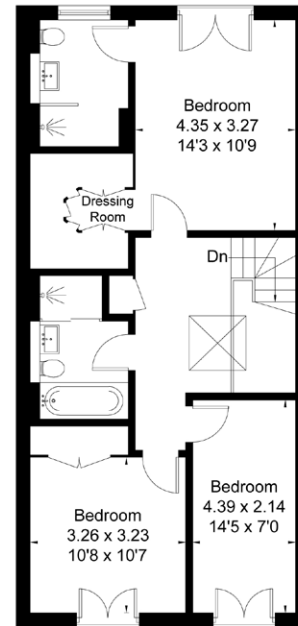
Approximate Area = 205.1 sq m / 2208 sq ft
Storage = 9.6 sq m / 103 sq ft
Total = 214.7 sq m / 2311 sq ft



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90+) A		
(81-89) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	87	93
EU Directive 2002/91/EC		



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