
1 BROADMAYNE MEWS

CLEEVELANDS DRIVE ♦ CHELTENHAM ♦ GL50 4FR



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CLEEVELANDS DRIVE, PITTVILLE, CHELTENHAM, GL50 4FR

An impressive newly constructed detached family home forming part of this smart new enclave of just five houses nestled within superb plots on this sought after road in Pittville

Ground Floor

Sitting Room • Study • Kitchen/Dining/Family Room
• Utility Room & Cloakroom

First Floor

Bedroom with En Suite • Two Further Bedrooms • Bathroom

Second Floor

Guest Bedroom with En Suite

Outside

Garden • Parking

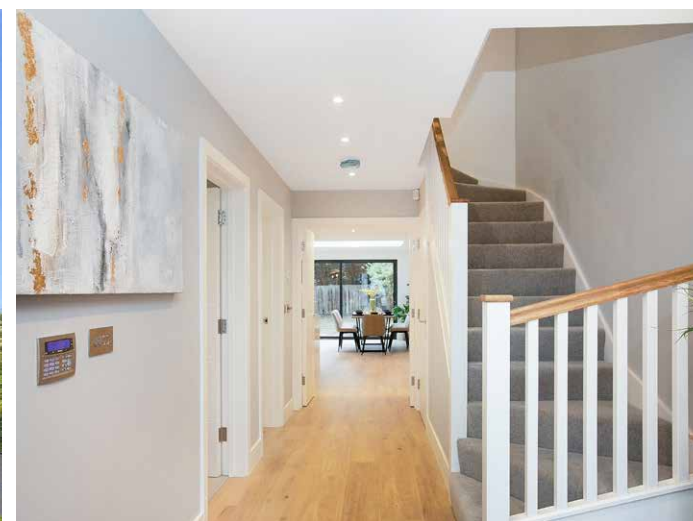
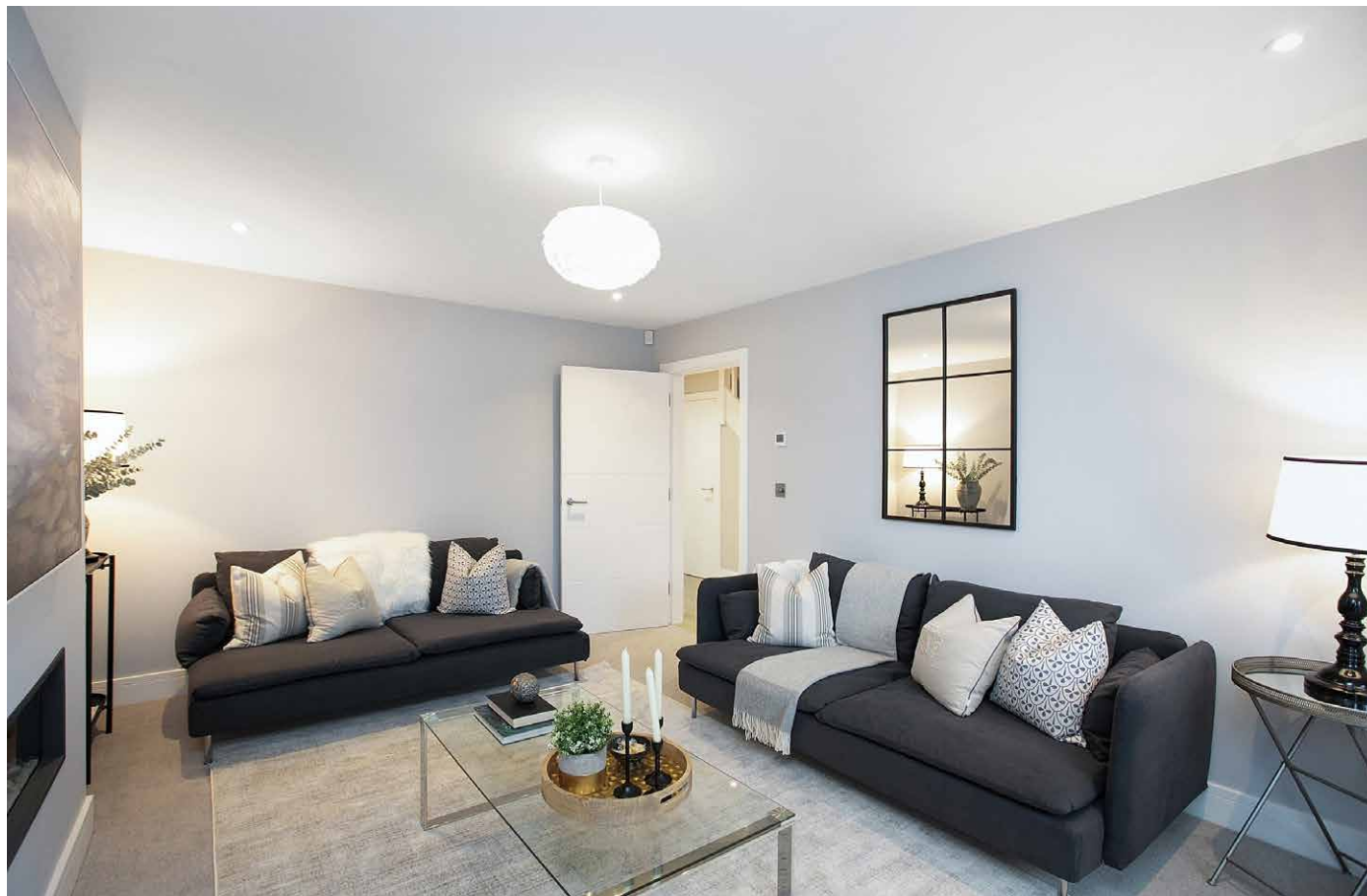
DESCRIPTION

Broadmayne Mews is an outstanding development of just five newly constructed, luxury homes of the most discerning quality. Built by a local builder who specialise in bespoke, one off developments in some of the best positions within Cheltenham, Broadmayne Mews has been designed to complement the surrounding architecture with a contemporary style that enjoys the fundamental principles of excellent design, high quality fittings and an eco-responsible, energy efficiency approach. Each property is individual in style with particular thought given to a practical and comfortable living arrangement with a luxury finish ideal for contemporary living. All beautifully proportioned with private gardens and off-road parking.

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Spanning 1770 Sq. Ft, the property is one of the larger designs with a principal layout that has been carefully considered to incorporate both formal areas and more social spaces with a principal room being open plan overlooking the garden, connecting inside to out. Contemporary and functional family accommodation combine with all the special touches that one would expect from a brand new home to include underfloor heating, high performance aluminum windows & doors and luxury fittings.

The entrance hall gives access to all the ground floor living accommodation with a door opening to the more formal sitting room with a separate study in symmetry, both rooms enjoying a view to the front. Across the rear is the kitchen/dining/family room and as with any of the best family homes, this area is the heart of the house designed for both family life and entertaining. Arranged in an open plan style, with floor to ceiling doors to the sun terrace and garden there is seamless inside outside arrangement. The kitchen itself is fitted with a range of units from Culina Balneo of Tivoli and integrated appliances from Siemens to include an induction hob and twin ovens all complemented by a spacious central island that divides the room for dining and informal sitting. A utility and cloakroom complete the accommodation at this level.



The quality of the ground floor continues to the bedroom space on the first floor level. The three bedrooms are all equally proportioned, the principal bedroom has an en suite shower room and the remaining rooms are serviced by a luxury bathroom with Mandarin Stone tiles, Laufen Sanitaryware and Crosswater brassware providing an impeccable finish. A guest bedroom with its own en suite shower room and excellent eaves storage is a wonderful space on the second floor.

OUTSIDE

Number 1 enjoys a corner plot and as such, there is a feeling of space to the front and rear with parking for several cars on a resin driveway. To the rear, the garden is generous in size and rather unexpected for living so close to town. They have been landscaped to be a lovely, yet easy to manage outside space that is particularly peaceful and only a stone's throw from Pittville Park and a little further into town.

SITUATION

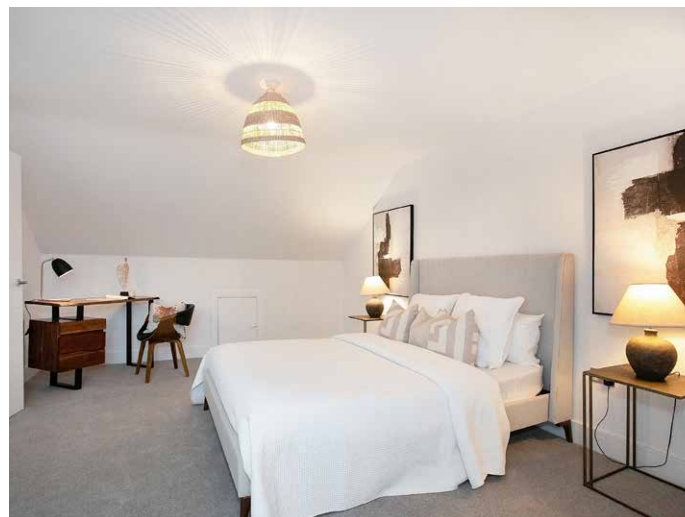
Cleevelands Drive is a wonderful setting, forming part of an attractive street scene of a range of property style on a leafy no through road. Located just off the Evesham Road, a particularly well regarded address in the heart of Pittville. The house is positioned within a stone's throw from the main entrance point to Pittville Park, which is widely known for its boating lake, Pump Rooms and pretty cafes. John Lewis department store and Cheltenham's fashionable shopping districts Montpellier and Promenade can be reached by foot in less than 15 minutes. 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.

SPECIFICATION LIST

- 10 Year ICW Structural Warranty
- PV Solar Technology
- Underfloor Heating to Ground Floor with Zonal Controls.
- Kitchens by Culina Balneo di Tivoli
- Built in appliances by Siemens
- Bathrooms by Leckhampton Bathrooms
- Sanitary ware by Laufen
- Brassware by Crosswater
- All tiles supplied by Mandarin Stone of Montpellier
- Karndean flooring throughout ground floor except to sitting room which will be carpeted.
- Carpets to all bedrooms
- Worcester Bosch gas fired central heating system with zoned under floor heating to ground floor and radiators to first and second floor
- CAT 6 Cabling
- Fibre Broadband
- Advanced Alarm System
- Resin Bonded driveways

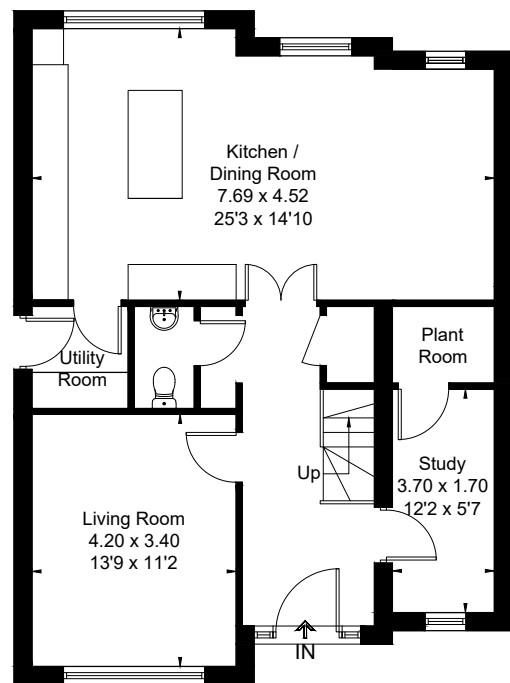
AGENTS NOTES

- EPC – Awaiting SAP rating
- Cheltenham Borough Council
- Tenure – Freehold

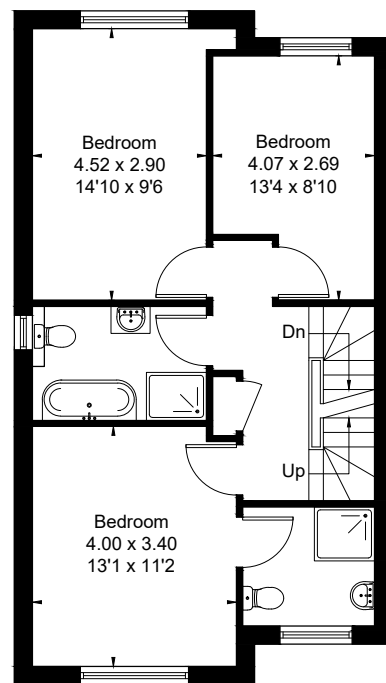


FLOORPLANS

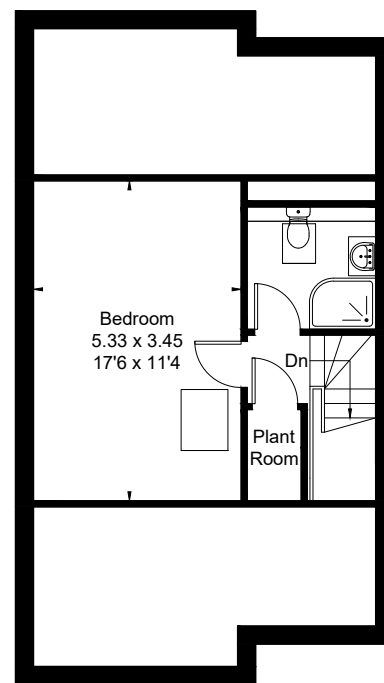
Approximate Floor Area = 163.3 sq m / 1758 sq ft



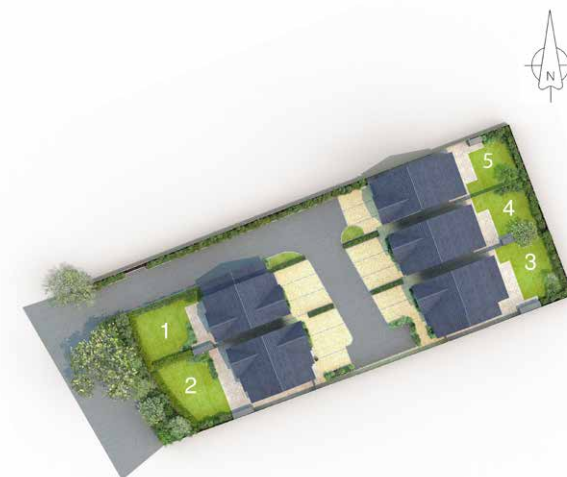
Ground Floor



First Floor



Second Floor



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