

1 BROADMAYNE MEWS

Cleevlands Drive, Pittville, Cheltenham, GL50 4QD

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CLEELANDS DRIVE, PITTVILLE, CHELTENHAM, GL50 4QD

A detached brand new home of exceptional quality and finish, nestled in a mature plot with parking in this sought after central location a short drive from Pittville Park and Cheltenham's town centre.

- Reception Hall
- Sitting Room
- Kitchen/Dining/Family Room
- Study
- Cloakroom & Utility
- Principal bedroom with En Suite
- Two Further Bedrooms
- Bathroom
- Guest Bedroom and En Suite
- Garden
- Parking

DESCRIPTION

Number One Broadmayne Mews forms part of a select and exclusive enclave of newly constructed homes of the most discerning quality and standard.

Built by local developers who are known for their exceptional builds and signature designs, it is a home of distinction that is contemporary yet timeless. Modern 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 aluminium windows & doors and luxury fittings.

The welcoming entrance hall introduces the ground floor accommodation including a more formal sitting room and a separate study in symmetry and across the rear, is the principal living area. As with any of the best family homes, the kitchen/dining/family room, is the heart of the house designed for both family life and entertaining alike. Arranged in an open plan style, with floor to ceiling doors to the terrace and garden, it offers the classic inside outside living arrangement that is so highly sought after. The kitchen itself is fitted with a range of units from the well renowned 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 seating. A spacious utility with side access and a cloakroom completes 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

The property occupies a generous corner plot and as such, there is a sense of space to the front with parking and to the rear. The garden has been landscaped to create a lovely outside area that is easy to maintain yet a private space to enjoy. Mature and generous, this size of plot is rarely found for a new build especially living so close to the town centre.

SITUATION

Cleevelands Drive is a wonderful setting, a particularly peaceful no through road that has very little traffic. Highly coveted, the house is positioned only a stone's throw from Pittville Park with 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 of 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 is 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

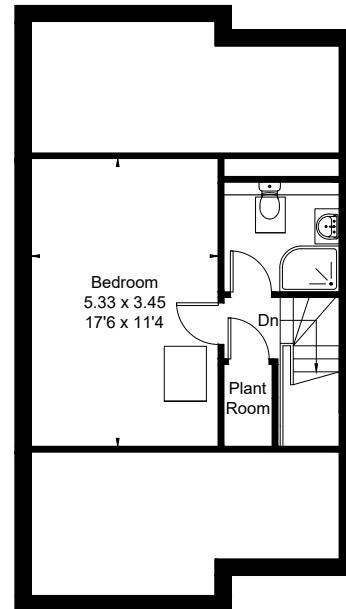
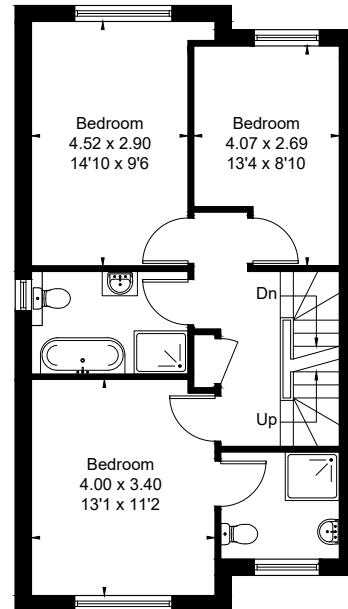
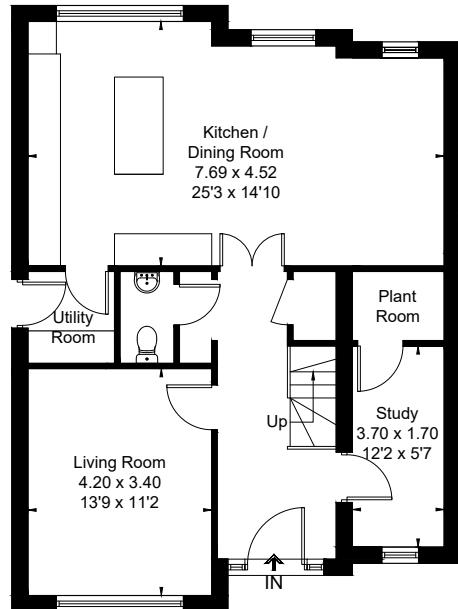
Fibre Broadband

Resin Bonded driveways



FLOORPLANS

Approximate Floor Area = 163.3 sq m / 1758 sq ft



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