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8 Broad Acre Road

Cheltenham, Gloucestershire, GL52 3HX

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A well-presented modern family home in one of Cheltenham's most desirable locations within a walk of the town offering gardens, parking and a garage.

- Reception hall
- Cloakroom
- Sitting room
- Kitchen/Breakfast room
- Principal bedroom with en suite
- Two further bedrooms
- Family bathroom
- Westerly facing gardens
- Garage
- Parking

Built in 2019 by the renowned developer Bovis, this well presented detached, three-bedroom home forms part of the highly sought-after Furlong Estate. The development has quickly gained a reputation as one of the most desirable addresses in the area, ideally located near excellent schools, including St Marys Prestbury and just a short stroll from Pittville Park and the town centre. Bovis are known for their high build quality and practical design.

A welcoming entrance hall gives access to a cloakroom and a door opening to the kitchen/breakfast room to the front of the house and to the rear, a lovely sitting room with double doors opening to outside.

On the first floor, there are three bedrooms, two of which are double. The principal bedroom benefits from a stylish en suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.



Outside:

To the side of the property, a private driveway offers off-road parking and access to a garage. The rear garden is larger than typically found with new builds and provides a generous, secure outdoor space for children, entertaining or relaxation.

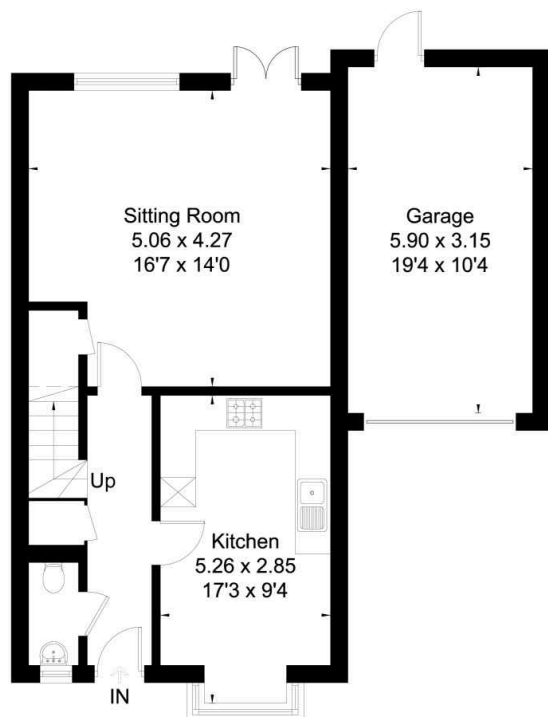
Situation

Broadacre is a smart enclave nestled between Prestbury Road and New Barn Lane, a prime central location. The property is within a stone's throw of Pittville Park and the town centre with a cluster of shops available on Prestbury Road itself. 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.



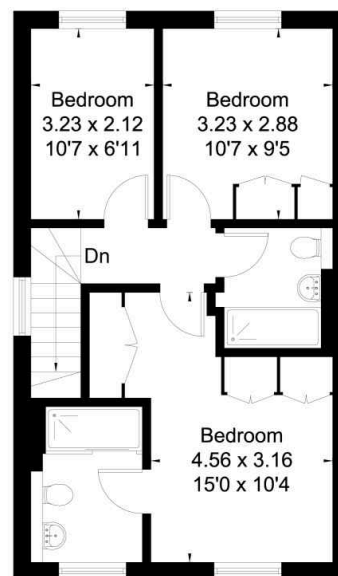
FLOORPLANS

Approximate Floor Area = 98.4 sq m / 1059 sq ft
Garage = 18.7 sq m / 201 sq ft
Total = 117.1 sq m / 1260 sq ft



Ground Floor

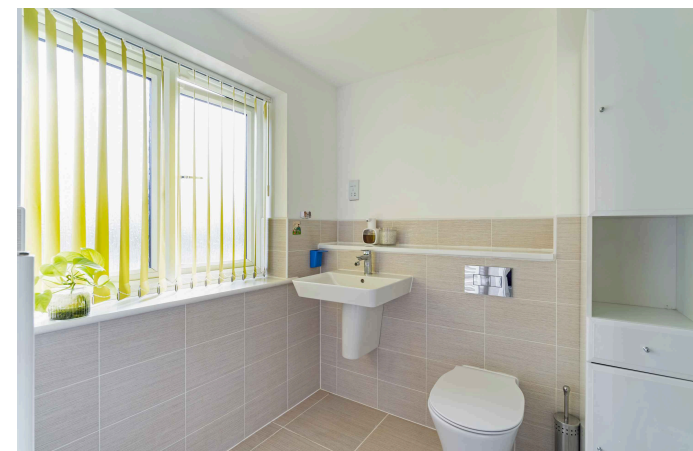
[Symbol] = Reduced head height below 1.5m



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #98975



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