
PLOT ONE & TWO VICARAGE GARDENS

SCHOOL LANE ♦ SHURDINGTON ♦ CHELTENHAM ♦ GL51 4TF



INTERNAL SPECIFICATION

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.

KITCHEN

- ♦ Contemporary shaker-style kitchen units
- ♦ Quartz worktops
- ♦ Under-cabinet lighting
- ♦ Traditional Extractor style hood
- ♦ Fully integrated dishwasher
- ♦ Double bowl under-mounted sink
- ♦ Cornice to units
- ♦ Larder fridge
- ♦ Double oven
- ♦ Induction hob
- ♦ Plumbing for American-style fridge/freezer

UTILITY ROOM

- ♦ Contemporary shaker style units
- ♦ Laminate worktop
- ♦ Double bowl sink
- ♦ Space and ventilation for appliances (washer and tumble dryer)

BATHROOM, ENSUITE AND CLOAKROOM

- ♦ Vanity units with two drawers
- ♦ White sanitary ware
- ♦ Ceramic and porcelain wall and floor tiling
- ♦ Shower over bath with glass screen
- ♦ Walk-in shower cubicles to ensuite

INTERNAL FINISHES

- ♦ Natural oak internal doors
- ♦ UPVC double-glazed windows
- ♦ Staircase with oak handrail
- ♦ Dulux painted wall finishes
- ♦ Aluminum folding patio doors

HEATING AND ELECTRICAL

- ♦ Underfloor heating to all ground floor rooms
- ♦ Radiators to upper floors
- ♦ Chrome towel radiators to bathrooms, ensuites and cloakrooms
- ♦ Electric Boiler
- ♦ Unvented hot water system
- ♦ Photovoltaic solar panels
- ♦ Battery storage (optional)
- ♦ Electric smoke detectors with battery backup

EXTERNAL

- ♦ External tap
- ♦ External lighting and power socket
- ♦ Electric vehicle charging point
- ♦ Power and lighting to garages
- ♦ Turf to rear gardens
- ♦ Gravel driveway
- ♦ Paved patio
- ♦ Paved access path to front door



PLOT ONE

Open Porch to Main Entrance

Entrance Hall

Large Open Plan kitchen open to a Dining/Family Room
with doors to the Garden

Sitting Room with Bi Fold doors to the terrace

Study

Cloakroom

Utility

Master Suite with En Suite

Three further Bedrooms

Luxury Bathroom

Garage

Garden

Under Floor Heating to GF

In all 1475 Sq Ft

** NHBC 10 Year Structural Warranty.



PLOT TWO

Open Porch to Main Entrance

Entrance Hall

Large Open Plan kitchen open to a Dining/Family Room
with doors to the Garden

Sitting Room with Bi Fold doors to the terrace

Study

Cloakroom

Utility

Master Suite with En Suite

Three further Bedrooms

Luxury Bathroom

Garage

Garden

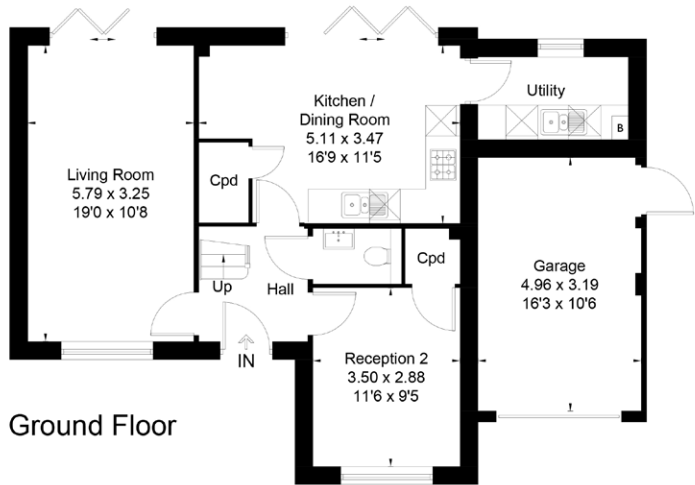
Under Floor Heating to GF

In all 1475 Sq Ft

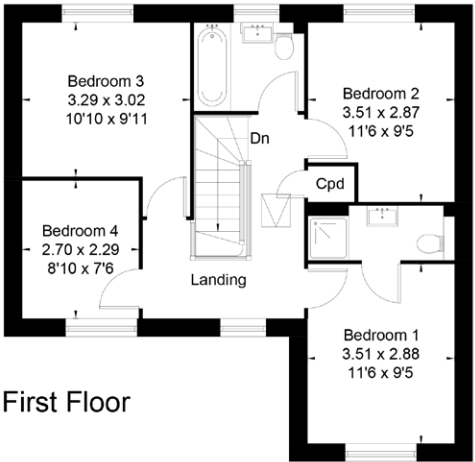
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Approximate Floor Area = 137 sq m / 1475 sq ft

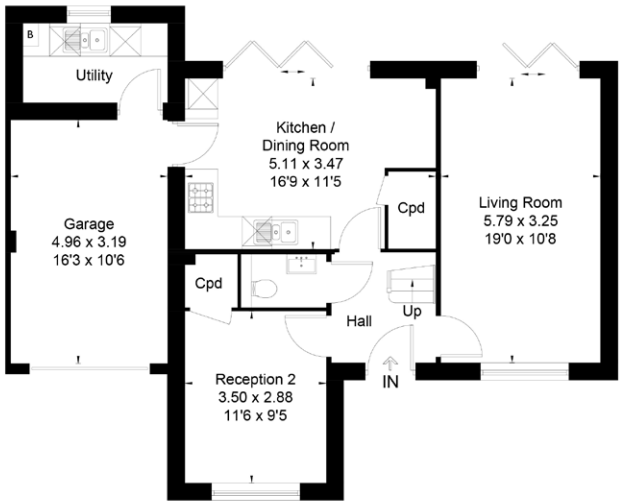


Ground Floor

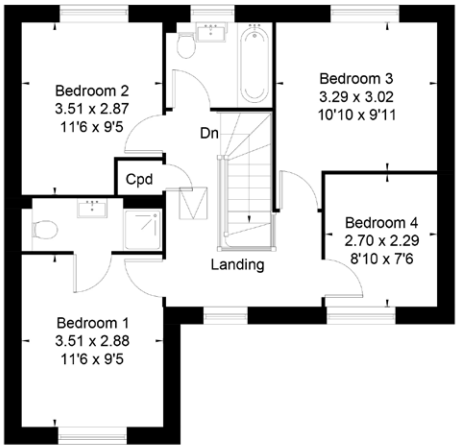


First Floor

Approximate Floor Area = 136.6 sq m / 1470 sq ft



Ground Floor



First Floor

TWO BRAND NEW HOMES OF TWO BRAND NEW HOMES OF EXCEPTIONAL QUALITY, DESIGNED AND FINISHED TO THE MOST DISCERNING STANDARDS WITH AN ECO-RESPONSIBLE APPROACH. WITH FOUR BEDROOMS, AND PRACTICAL LIVING ACCOMMODATION, SET WITHIN GENEROUS PLOTS WITH GARAGING AND PARKING IN A VILLAGE SETTING A SHORT DRIVE FROM LECKHAMPTON AND CHELTENHAM.

SITUATION

Shurdington is a sought-after village with a lovely community with life centering around the local St Paul's church, community centre, post office, general store, two traditional pubs and a primary school. This ideal location provides the perfect balance of country living with convenience, and whilst distinctively semi-rural, it is extremely close to amenities in Leckhampton including the new Leckhampton High School and the ever popular Bath Road. Cheltenham itself, is only two miles, a cultural centre, the town is well known for its lively café and restaurant culture, festivals, excellent shopping and particularly, its exceptional schools including The Cheltenham Ladies' College, Cheltenham College and Dean Close in addition to several excellent local state primary and Grammar schools, for which the property is within easy reach. Vicarage Gardens is well placed for access to motorway links including the M5 and A417 Cirencester, Swindon and the M4. There are regular trains to London and other major cities from Cheltenham Spa train station, a short commute in addition to a regular bus service within close proximity.

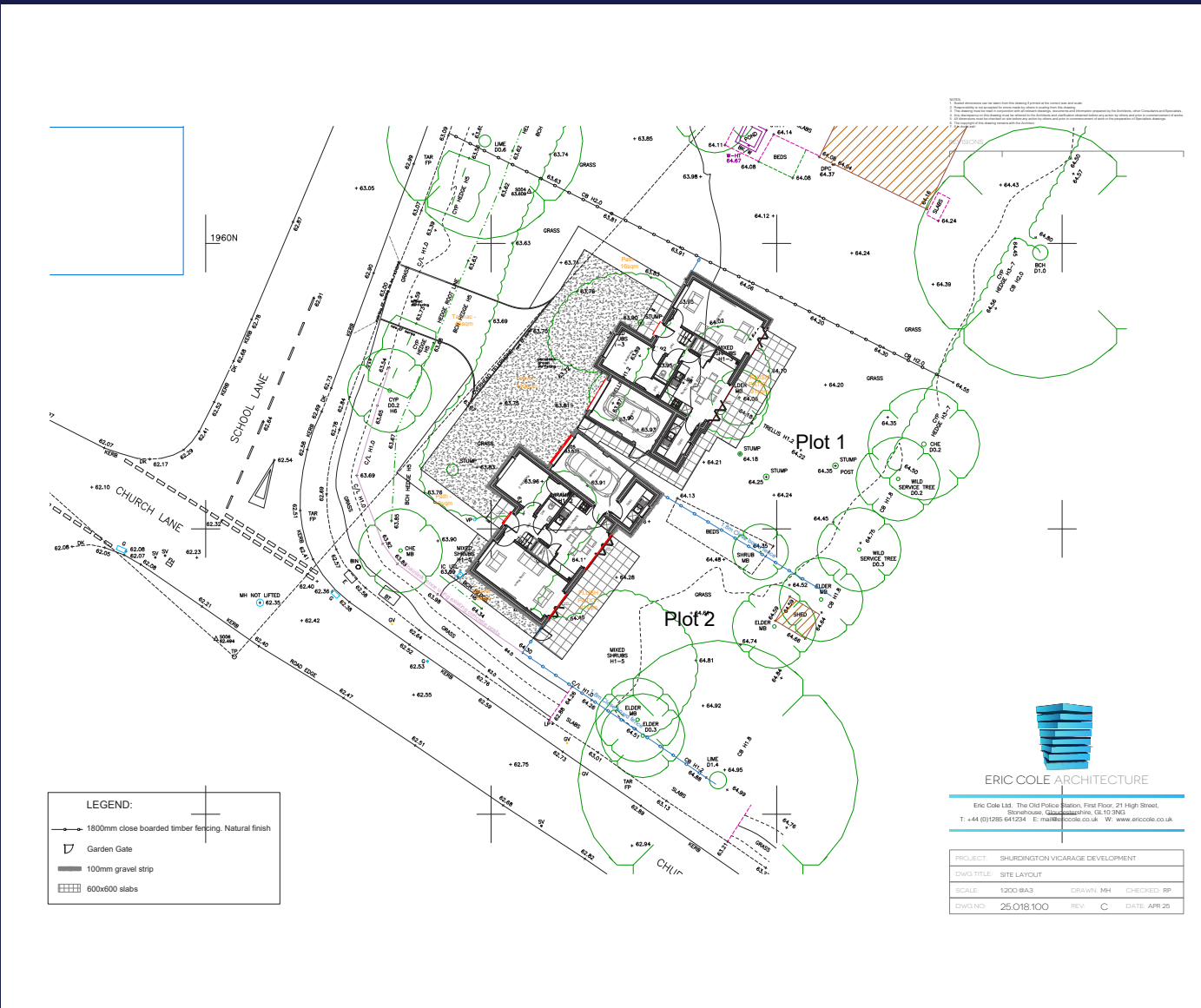
DESCRIPTION

Vicarage Gardens is a select and prime enclave of two beautifully crafted newly constructed homes of the most discerning quality with an eco-responsible approach. Designed to compliment the surrounding architecture and landscape, each property sits in a lovely plot within a private setting in the grounds of The Old Vicarage. Thought has been given to a practical and comfortable living arrangement with the vision of a luxury finish ideal for contemporary living. All beautifully proportioned with private gardens, off-road parking and garage.

All homes are built to a high standard and include a range of carefully selected fixtures and fittings. The following specification forms part of the overall sales information and should be read as a guide to the quality and finish provided.

AGENTS NOTE

Please note these photos are for illustrative purposes only.



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