



6 OAKFIELDS, MALLESON ROAD

Cheltenham, GL52 9EF

6 OAKFIELDS, MALLESON ROAD

CHELTENHAM, GL52 9EF

A modern yet classic Cotswold stone detached family home nestled in the most beautiful gardens with views of open countryside set to the edge of this prime village

- Reception Hall
- Sitting Room
- Study
- Snug
- Kitchen/Dining/Living space
- Utility
- Principal Bedroom with En suite Bathroom
- Guest Bedroom with En Suite Shower Room
- Two Further Bedrooms
- Bathroom
- Beautiful Gardens and Views
- Parking
- Double Garage

THE HOUSE

This wonderful home is positioned in a quiet enclave backing onto open countryside with idyllic views, at the edge of the sought-after village of Gotherington. Built just six years ago, Centaur Homes are renowned for their exceptional builds with ample living space, bedrooms, and storage, in addition to the detail one would expect of a quality newer build home. Yet it is the size of the plot, the gardens and uninterrupted views that set this apart from any other development in the village.

The standard of finish throughout is both immaculate and of the highest quality, yet the current, and only owners, have taken the original structure and significantly upgraded elements of the house, and garden, to create a contemporary, timeless style with all modern commodities added for extra comfort.

The ground floor contains the living space around a large entrance hall, including a study to the front elevation in parallel to a generously sized snug, which is used as a play room. Across the rear is the principal reception space, including a spacious sitting room with doors that open to a sun terrace and to the gardens, enjoying broader views of open countryside and rolling hills. At the heart of the home lies the kitchen/dining/living space, with bi fold doors that open that seamlessly connect indoor and outdoor living. Designed for both everyday life and entertaining, it features well appointed cabinetry, a breakfast bar, integrated appliances and ample space for a large dining table.

Adjacent is a utility/boot room with direct access to outside in addition to a cloakroom.

On the first floor are four double bedrooms. The master suite has an en suite bathroom and walk in wardrobe. A guest room also features an en suite shower room whilst a modern family bathroom is shared between the remaining two rooms.

GARDENS AND VIEWS

From the select enclave in which the house is positioned, a driveway provides formal parking and access to the double garage. The gardens of Number 6 are simply lovely, providing a beautiful, relaxed setting for this family home. The gardens are further enhanced by the open views of uninterrupted countryside, some of the some of the best in the area. The orientation of the gardens and the height at which the boundaries are kept allow for an open aspect to be a sweeping vista for miles. The sun terrace is ideal for dining al fresco and a perfect spot to take in the view. The whole plot is spacious and the size of the garden, along with the seamless connection to countryside, is rare to find with a newer home.



THE VILLAGE AND AREA

Oakfields is a quiet and sought-after cul-de-sac within the heart of vibrant Gotherington. This charming village is extremely sought after with both families and professionals alike. Life centres around the village pub, village hall, well stocked shop and primary school which is highly regarded. Positioned in a countryside setting, which makes for some of the best walking and riding landscape, it is an idyllic location with Bishops Cleeve within a short bike ride or walk offering more comprehensive day to day amenities including two large supermarkets, coffee shops and pubs. Whilst beautifully semi-rural, it is extremely accessible with Cheltenham only four miles away. A fashionable hub with further excellent schools in both the state and private sector including Cheltenham College and The Cheltenham Ladies' College. For the commuter transport links are strong with regular bus routes between Cheltenham and Winchcombe, easy access to the M5 Tewkesbury and M4 corridor via the A40/A419. There are direct trains from Cheltenham to London and from Kingham

ADDITIONAL INFORMATION

Tewkesbury Borough Council

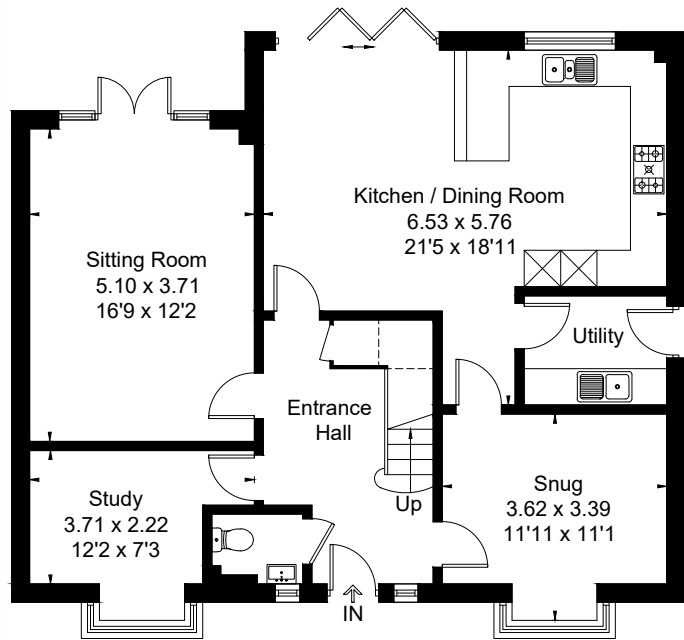
All mains services connected

EPC rated B.



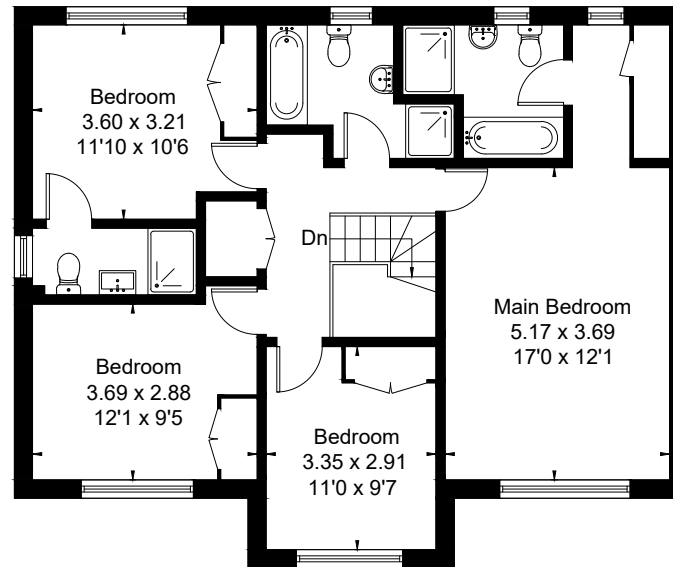


Approximate Floor Area = 171.8 sq m / 1849 sq ft
 Garage = 31.3 sq m / 337 sq ft
 Total = 203.1 sq m / 2186 sq ft

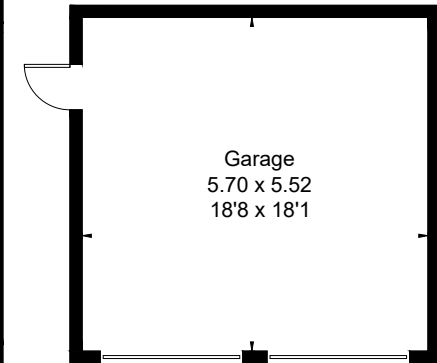


Ground Floor

[Dashed box] = Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)



Kingsley Evans
 115 Promenade
 Cheltenham
 Gloucestershire
 GL50 1NW

t: +44 (0) 1242 222292
 e: info@kingsleyevans.co.uk
 w: www.kingsleyevans.co.uk

IMPORTANT NOTICE: Kingsley Evans, their clients and any joint agents give notice that 1. They are not authorised to make or give any representations or warranties in relations to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kingsley Evans have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	85 B	
1-20	G		