



3 BROADMAYNE MEWS

Pittville, Cheltenham, GL50 4QD

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A contemporary yet classic detached, brand new home in one of the most sought after positions close to Pittville Park and the town centre.

- A detached family home
- New build
- Quality specification and high end finish
- Four bedrooms
- Three Bath/Shower rooms
- Stunning open-plan kitchen/dining/living space
- Separate sitting room
- Study
- Exceptional natural light
- Private, off road parking
- Edge-of- town location with Pittville Park and the cultural centre within strolling distance
- No onward chain

A DISTINCTIVE NEW BUILD HOME

Built by local developers who are known for signature designs and exceptional finish, 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, solar panels, high performance aluminium windows & doors and luxury fittings and finish.

Broadmayne Mews has been designed for buyers seeking refined and modern living in an exclusive and select development that offers a rare opportunity to acquire a new build home in one of Cheltenham's most desirable and quiet locations.

GROUND FLOOR

The entrance hall introduces the ground floor accommodation including a formal sitting room to the front elevation with a separate study.

At the heart of the home lies the stunning, kitchen/dining/living space. Open plan in style, with a contemporary feel, this bright space is designed for both everyday life and entertaining, it features:

- A high-quality range of fitted cabinetry by Culina Balneo of Tivoli
- Appliances by Siemens
- Direct access to the terrace and garden
- Underfloor heating

A generously sized utility room, with its own external entrance adds practicality, ideal for pets and outdoor living. A cloakroom finishes the accommodation on this floor.

FIRST FLOOR

Upstairs, the accommodation continues to impress with three well-proportioned bedrooms:

- A bright and spacious master bedroom with ensuite shower room
- Two further bedrooms
- A well-appointed family bathroom with Mandarin Stone tiles, Laufen Sanitaryware and Crosswater brassware providing an impeccable finish.



SECOND FLOOR

A guest bedroom with en suite shower room and eaves storage.

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
- CAT 6 Cabling
- Fibre Broadband
- Resin Bonded driveways



OUTSIDE – LOW MAINTENANCE LIVING WITH PARKS ON YOUR DOORSTEP

Number Three occupies a corner plot and one of the largest within this desirable enclave. 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 home, especially living so close to the town centre.

LOCATION

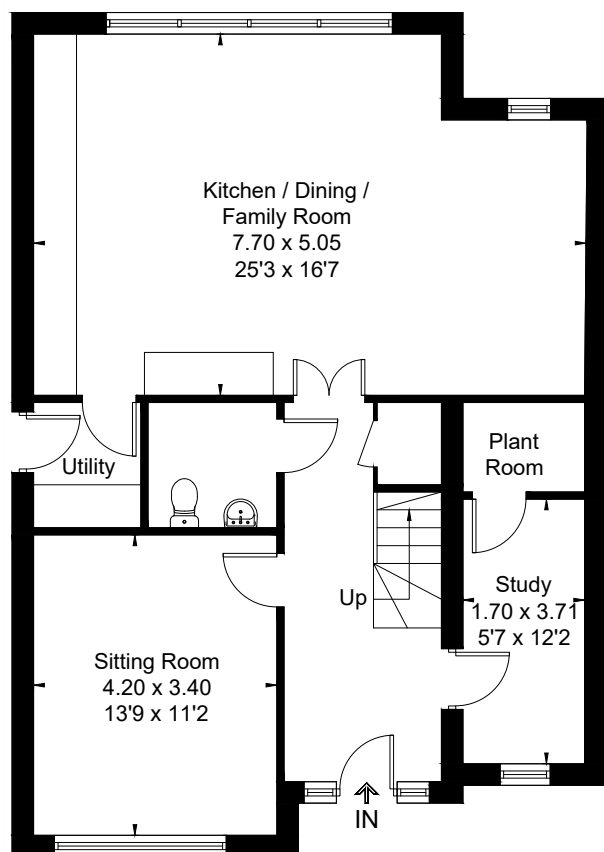
Cleavelands Drive is a wonderful setting, a particularly peaceful no through road that has very little traffic. Highly coveted, the house is positioned only a stone's throw from Pittville Park with its boating lake, Pump Rooms and pretty cafes. John Lewis department store and Cheltenham's fashionable 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.

A HOME TO SUIT EVERY LIFESTYLE

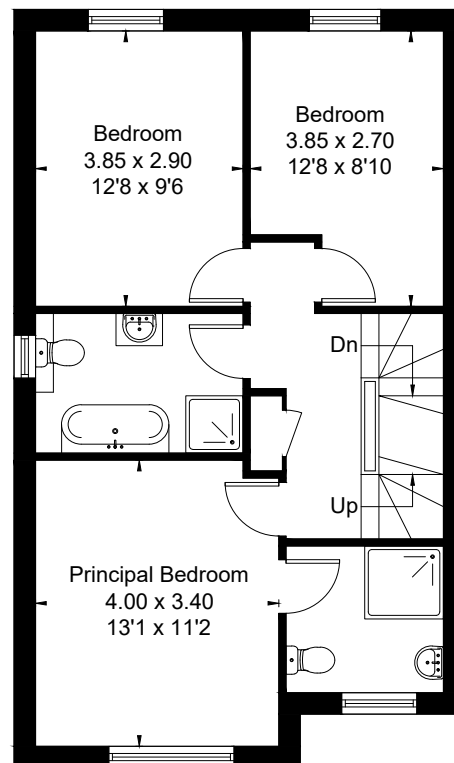
A turn key home designed for comfortable living with the ease and convenience of a new build.



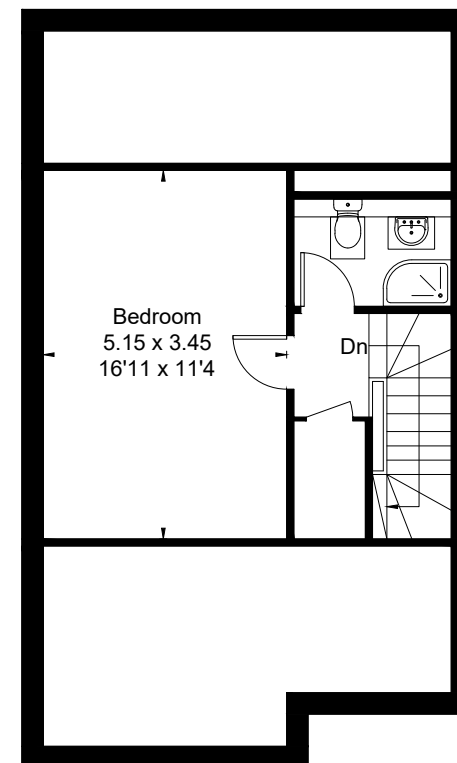
Approximate Floor Area = 167.7 sq m / 1805 sq ft



Ground Floor



First Floor



Second Floor