



4 THE PARK
Cheltenham, GL50 2SG

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A cutting edge, eco friendly home nestled in a lovely plot in The Park

- Eco House
- Single storey living
- Magnificent Kitchen/Dining/Living space
- Separate cinema room
- Guest suite with en suite
- Home office/bedroom three
- A serene principal suite connecting to outside
- Study
- Pantry
- Utility Room
- Workshop with future potential
- Outdoor Garden
- Ample parking
- Low maintenance yet beautifully landscaped garden
- Town location within a short walk of Tivoli and Bath Road

A UNIQUE, ECO FRIENDLY, CUTTING EDGE HOME

Number 4 The Park is a forward-thinking single storey Eco house that was commissioned by its only owners just 3 years ago with an approach that embraces sustainability, eco responsibility and technological advancements.

Working closely with their Architect, the aim was to integrate cutting edge design, create lower energy costs and connect to nature using natural materials, all in a unique living space that supports the future, ideal for those seeking an eco-conscious lifestyle in a town centre location.

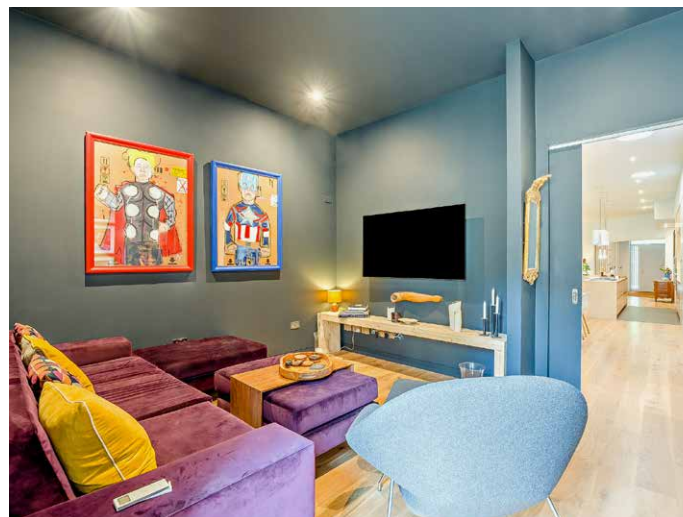
BIO DIVERSE AND EFFORTLESSLY PRACTICAL

An Eco House that has been carefully curated from the outside, with its sedum roof for bi diversity and insulation to Rational triple glazed windows and doors, to inside and a MVHR system and Air Source Heat Pump, promoting wellbeing, reduced living costs and sustainability. Both externally and internally, this is a design enthusiasts' property, unique for Cheltenham and particularly, living so close to the town centre. Whilst technology lies at the heart of the property, this Smart home offers an automation system that is simple and effective, offering a customizable living experience.

An oversized front door with finger print and keypad entry leads into a beautifully bright entrance hall, where solid oak flooring and underfloor heating provides even comfort underfoot. An exceptional living space unfolds, cleverly conceived on an angled plan to create a logical, lateral layout that enhances the space. Full-height expanses of glass optimise the light all purposefully designed to connect to the garden.

The kitchen/dining and living room is a large, collaborative space which is ideal for entertaining, cooking and dining. The kitchen itself features:

- Handmade by Andy Bint, Plywood Kitchens.
- Appliances include Miele plumbed-in steam oven with sous vide function, Miele oven, Miele vacuum draw, Miele induction hob, Miele wok hob with matching profiled wok, Siemens fridge, Siemens dishwasher
- Quooker hot water and cold-water filter tap.



Within the living area is a sliding wall panel to reveal a hidden television.

Pocket doors open to a cinema room, allowing this room to be separate or as one main entertaining space, as required.

The versatile accommodation extends to a home office and separate study, making an ideal bedroom should a buyer wish to change the current arrangement.

A bedroom wing is positioned across from the living space. Home to the principal bedroom, a peaceful retreat away from the rest of the house. Set on its own to the side of the house, along with a walk in dressing room and en suite steam room, this room has a door opening to the outside, connecting nature to the interior.

A further bedroom with a bathroom that doubles as a cloakroom and en suite, ideal for guests, is positioned opposite the cinema room, distinctly separating the bedroom suites.

From the kitchen is a large walk-in pantry and off the hall is a utility room both add excellent practicality to the accommodation.

Of worthy note, the orientation and design of the house, plus the insulation, ensures the house is cool in summer months and warm in winter.

THE WORKSHOP

Currently used as a workshop, this space has been carefully considered for potential usage for a future owner. Accessed independently, or internally from the main house, the workshop has been designed with a long term option of being a garage or adapted to create another bedroom with en suite shower room (adjusting the utility room). The floor has been strengthened with underfloor heating to enhance these future options with ease.



OUTSIDE – LOW MAINTENANCE LIVING

Lying low in landscaped gardens, the plan follows the clean lines of a single-storey. Modest in its elevation, the profile is characterised by the soft stone brickwork and glazing to the front and rear façade, yet is barely visible from the road, making this the most private of positions. It has a sheltered feel, with mature grounds that wrap around the property. Designed to be easy to maintain, yet a space to sit and relax with a large terrace that provides a connection between the garden and the interiors. To the front is parking and a shed has been added for further storage.

TECHNOLOGIC AND ECO CREDENTIALS

The intentional approach to the build focused on the materials, carefully selected for their durability and technical ease, and the eco-friendly approach that would make for the safest and most energy efficient permanent home or lock up and leave.

- Rainwater harvesting tank
- Drip feed irrigation system
- 26 Solar Panels and a 30kW battery to optimize energy consumption
- Air source heat pump for hot water and heating
- Individually zoned rooms for underfloor heating
- MVHR (Mechanical Ventilation and Heat Recovery) which regenerates any heat created and recycles with fresh air to improve air quality
- Full Ring Cameras (viewable from an app with controlled alerts)
- Fingerprint and keypad entry
- Neo smart blinds which are programmed individually
- Steam room
- Full fibre broadband in the house
- Significant bill reduction through the production of surplus energy sold to the grid during Spring to autumn covering much of the cost during winter
- Lower water bills from rainwater harvesting and a small rebate from Severn Trent
- EPC 98%



LOCATION

Positioned on The Park, this charming pocket of Cheltenham is undeniably one of the finest and most sought after areas within the town. It has its own 'village' atmosphere and is within strolling distance of a lovely range of amenities including a deli, health shops, butchers, coffee houses and restaurants. The property enjoys the best of all worlds, with parks and green open spaces in addition to esteemed educational establishments The Cheltenham Ladies' College, Cheltenham College and Dean Close all within a comfortable walk and an excellent choice of state schools, notably some of the best in the area including Leckhampton Primary, Naunton Park and Leckhampton High School. Cheltenham's fashionable shopping districts, Montpellier and the Promenade, are extremely close enjoying some excellent shopping, restaurants and the many internationally renowned Festivals to include Jazz, Music and Literature that the town offers. Communication links are highly accessible to the M5, A40 and A435 and Cheltenham Spa train station is 10 minutes by car.

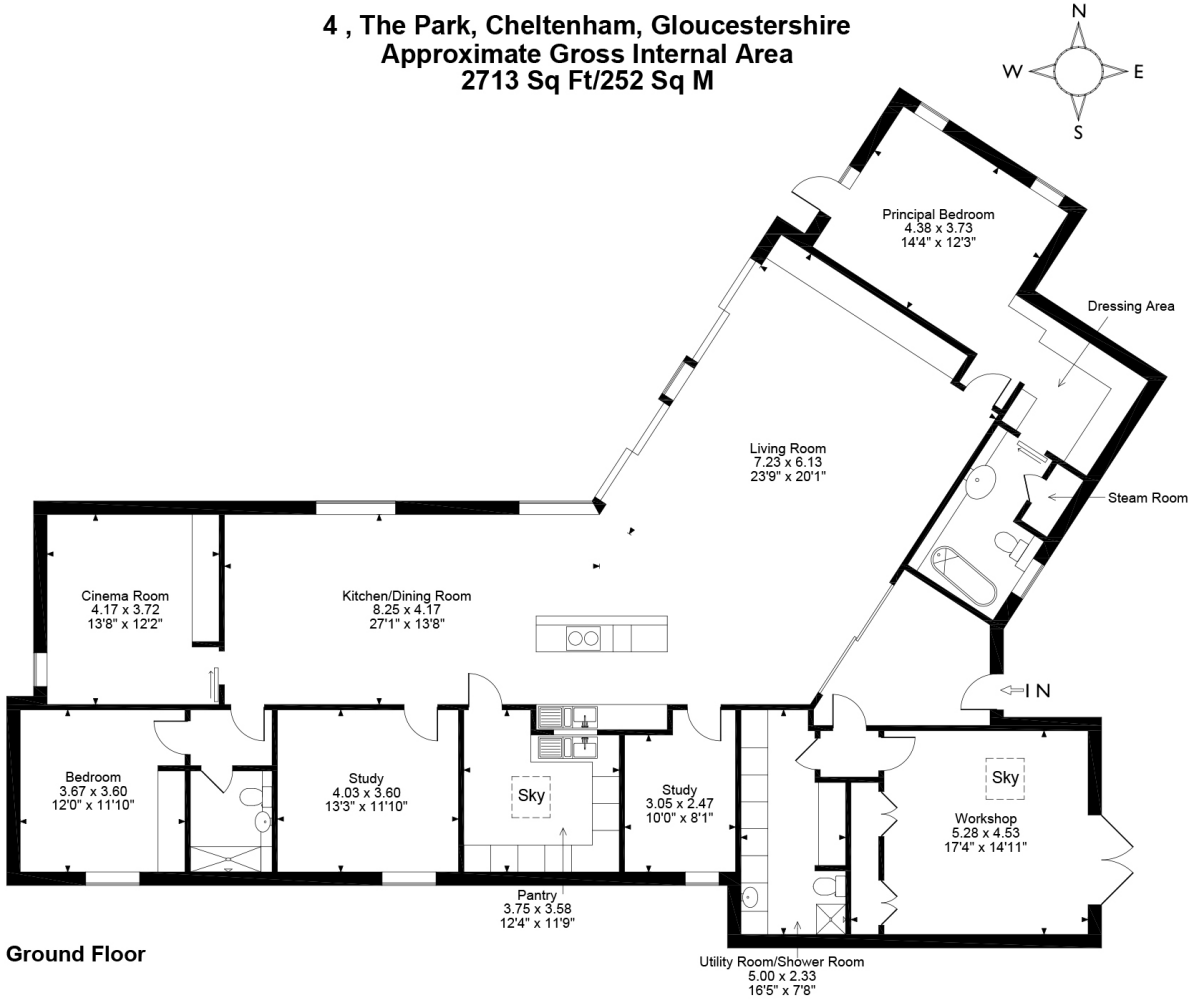
A HOME TO SUIT A MODERN LIFESTYLE

As we lean towards a more energy efficient and sustainable way of living to reduce costs and balance wellbeing, homes of this nature will be a number one choice for many. State of the art technology combines with exceptional eco credentials that make the home you see today, a rare find in an urban area particularly one so highly regarded as The Park. With its sustainable solution, versatile layout and exceptional quality, it would work for a range of different life stages and lifestyles.





4 , The Park, Cheltenham, Gloucestershire
Approximate Gross Internal Area
2713 Sq Ft/252 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A	98 A	98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		