
BRAMLEY HOUSE & CHESTNUT HOUSE

CHELTENHAM ♦ GL51 0XX

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BRAMLEY HOUSE & CHESTNUT HOUSE

PHEASANT LANE, CHELTENHAM, GL51 0XX

One of two exceptional new build detached homes with excellent family accommodation, large gardens and wonderful countryside views.

Ground Floor

Reception Hall • Kitchen/Breakfast Room
• Sitting Room • Study • Utility & Cloakroom

First Floor

Principal Bedrooms with En Suite and Dressing Room
• Four Bedrooms (two with En Suites) • Family Bathroom

Outside

0.3 Acre of a Garden • Off Road Parking • Double Garage

DESCRIPTION

One of two brand new homes forming a countrified setting and nestled into wonderful plots of 0.3 acres. These exceptional homes have been built with great integrity with careful consideration given to the finish and to the comforts of a new build. Spanning over 2800 Sq. Ft, the principal layout has been cleverly designed to incorporate both formal areas and more social spaces with the principal room being open plan to overlook the garden. Contemporary and functional family accommodation combine with all the special touches that one would expect from a brand new home.

The ground floor contains the living space around a large entrance hall, including a spacious sitting room with views to the front and behind here, is a family room with bi fold doors opening to the sun terrace and garden beyond. Arguably, the most impressive part of the house is the open plan kitchen and breakfast room with bi fold doors that open out to and overlook the garden. This wonderfully bright and contemporary room is functional yet sociable and has a range of newly fitted units, integrated appliances by AEG and a breakfast island unit. Adjacent is a utility/boot room with direct access to outside and a cloakroom situated off the inner hall. A spacious home office is positioned to the front of the house, a lovely space in which to work from home.

On the first floor are five exceptional bedrooms, which has also been designed to maximise the space and add quality fittings. The master suite has an en suite bathroom and walk in dressing room, there are two bedrooms with en suite shower rooms and two bedrooms that share a bathroom.



OUTSIDE

Both Chestnut and Bramley house are fronted with large driveways and both have double garages. The gardens to the rear are a wonderful expanse of level lawn that have the views of open countryside at the rear. They have been designed to be easy to maintain and as such, a place to sit and enjoy making the most of this peaceful location.

SITUATION

Pheasant Lane is bounded by open countryside, perfectly positioned for semi-rural walks and cycling. The charm of this position is its country setting, yet the lane sits on the westerly outskirts of Cheltenham, which can be accessed within a 15-minute drive yet with quick access to various motorway networks including the M5 South and West bound in addition to the M50 Corridor. Ideal for the commuter and those looking to enjoy a more rural lifestyle yet within easy reach of shops and amenities which can be found within a short walk of the properties including an Asda and Costa coffee shop. The Head Quarters of GCHO are within a stroll or bike ride.

The area has a wide choice of great schools and is particularly well served at secondary level in the state, grammar and private sector including Pates Grammar, just five minutes from the properties, and various options in both Stroud and Gloucester in addition to the esteemed educational establishments of The Cheltenham Ladies' College, Cheltenham College and Dean Close.

Please note the photos shown are for Chestnut House and are indicative of Bramley House.

LOCAL AUTHORITY

Cheltenham Borough Council

SERVICES

Water connected.

There is an Airsource Heat Pump.

Advantage Warranty of 10 years with the house.



KITCHENS

Solid wood shaker doors with soft close cabinetry
Quartz worktops 30mm thick throughout
Belfast Sink
AEG Built -in double oven
AEG microwave
AEG Single pyrolytic oven with steambake
AEG warming drawer
AEG 5 zone multibridge induction hob
Neff integrated dishwasher with home connect
Freestanding American style fridge/Freezer
Wine cooler
Integrated eco bins to assist recycling
Plumbing for washing machine and tumble dryer space
Single lever pull out tap with brushed finish

BATHROOMS & EN SUITES

Bespoke high quality Bathroom sanitaryware
Freestanding bath to master ensuite plus separate shower
Enclosed bath to family bathroom plus separate shower
En suites for beds 2&3 shower only
Bristan tapware
Porcelain floor to master ensuite and family bathroom
Extensive porcelain tiling to walls
Karndean flooring to other en suites and ceramic tiles to Shower
Master & Family Bathroom with Integral electric toothbrush holders
Towel radiators in bathrooms and ensuites
Family & Master Illuminated bathroom mirror with shaver points

ELECTRICAL

Network data points and TV aerial points to all main rooms
Quality metal plates to the whole groundfloor and landing
Power points with high performance RCD protection
USB & USBC charging points to kitchen & master bedroom
Mains operated smoke alarms
Under unit LED strips in kitchen
Downlighter spots and tilts to all rooms
Wall mounted downlights outside
Electric Vehicle Charging point
South facing solar panels to garage

INTERNAL FINISH

Oak finish internal doors with brushed nickel ironmongery
Woodwork finished in pure brilliant white satinwood
Matt emulsion walls
Smooth ceilings in brilliant white
Master bedroom has adjoining fully fitted dressing room
Sliding wardrobes with walnut finish to bedrooms 2 & 3
Downstairs has real limestone flooring except Family room
Family room Karndean flooring
All bedrooms & landing to be carpeted
Solid oak staircase and treads with glass balustrades

EXTERNAL FINISH

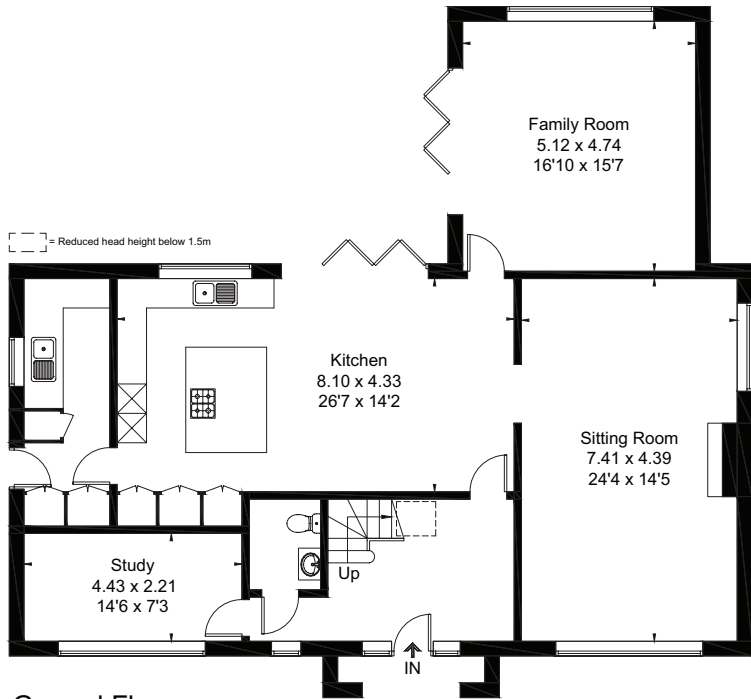
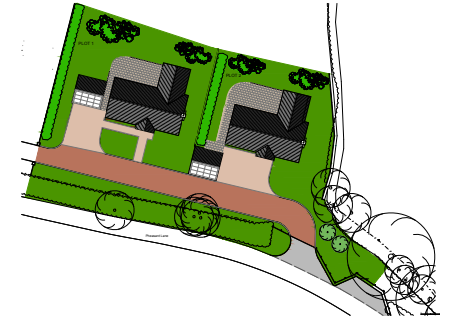
Quality red multi brick to the whole structure with the Garage rendered in off white finish
Black Cascade cast iron effect rainwater goods
High quality UPVC double glazed windows
High quality aluminium Bi folds to kitchen & sitting room
Grass to rear garden & frontages along with hedging & shrubs
Outside tap
Electric garage door
Lighting & power points to garage
Block paving to driveway and porcelain tiles to patio area
Shared tarmac driveway to Pheasant Lane

LOW CARBON & ENERGY SAVING

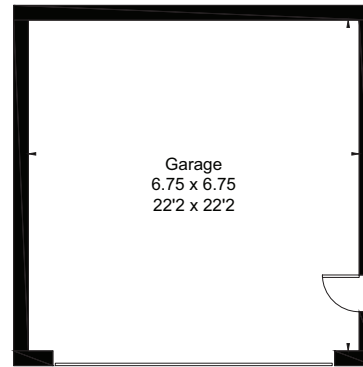
Predicted EPC of "B" which will ensure that it is energy efficient
The property will be airtested to ensure that the EPC levels are met
Heating & hot water will be powered by Samsung air source heat pump
Logburner to Lounge
Underfloor heating to groundfloor and radiators to first floor with individual thermostatic controls
All windows double glazed
Bi-fold doors triple glazed
High performance insulation to roof, ground floor & external cavities
Solar PV panels to garage
All windows double glazed & bifolds triple Glazed
Dual flush toilets and water saving aerated taps throughout
Acoustic insulation in groundfloor ceiling & all partition walls upstairs

FLOORPLANS

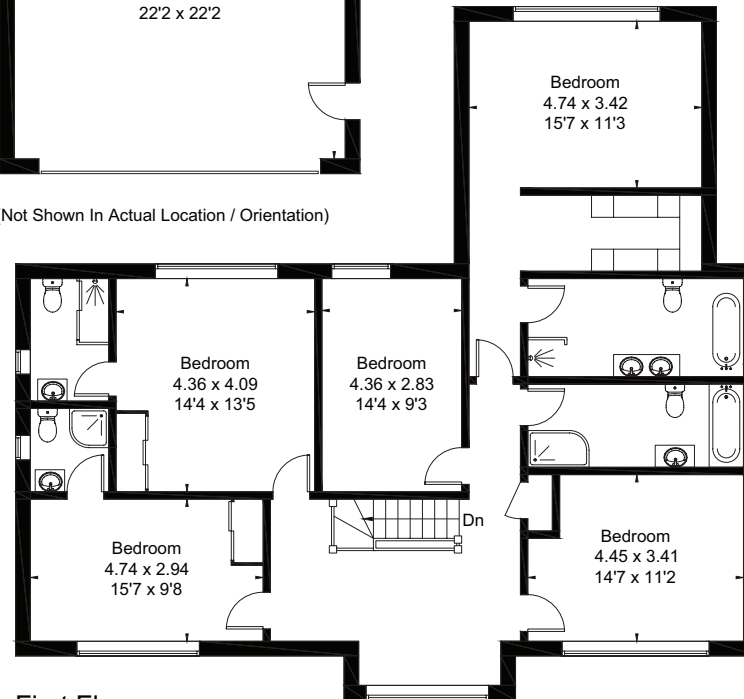
Approximate Floor Area = 267.8 sq m / 2883 sq ft
 Garage = 45.6 sq m / 491 sq ft
 Total = 313.4 sq m / 3374 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



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