

Dewerstone Villa

Cheltenham, Gloucestershire



A modern and stylish eco-friendly home built to a high specification in central Cheltenham.



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4



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Summary of accommodation Main House

Ground floor: Entrance hall | Kitchen/Living/Dining room | Utility room | Reception room | Study
Bedroom | Ensuite shower room | Cloakroom

First floor: Three bedrooms | Dressing room | Three ensembles

Outside: Garage | Gated parking | Garden



Situation

(Distances and times are approximate)



Just a leisurely stroll away lies Montpellier, a vibrant and sought-after neighbourhood renowned for its chic ambiance and proximity to Cheltenham's renowned shopping district. Nestled within this bustling locale is a thriving café culture and a vibrant festival scene.



Church of England primary school and a children's day nursery.



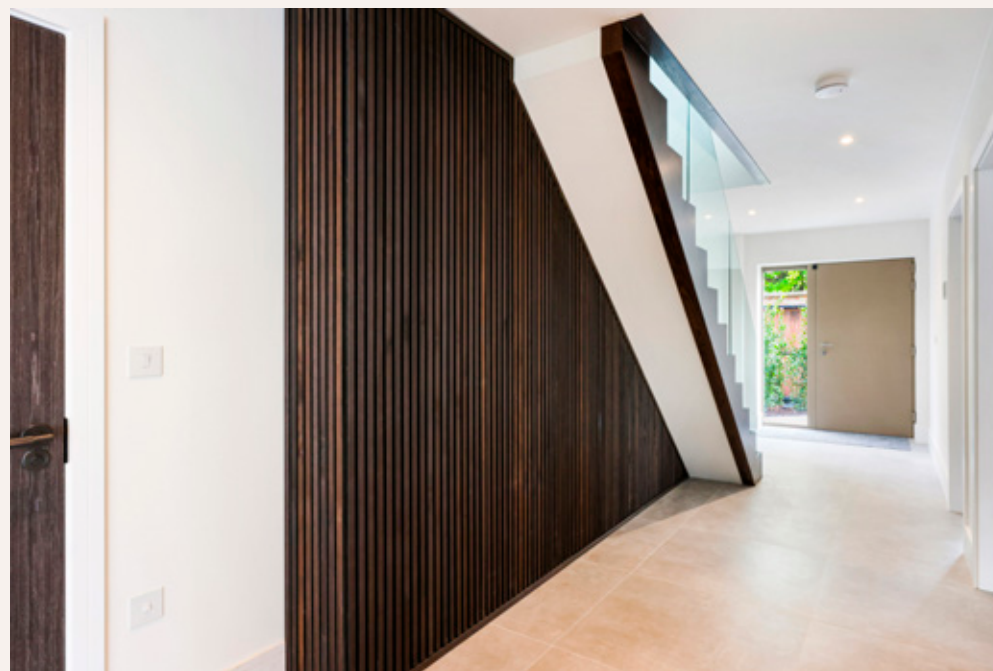
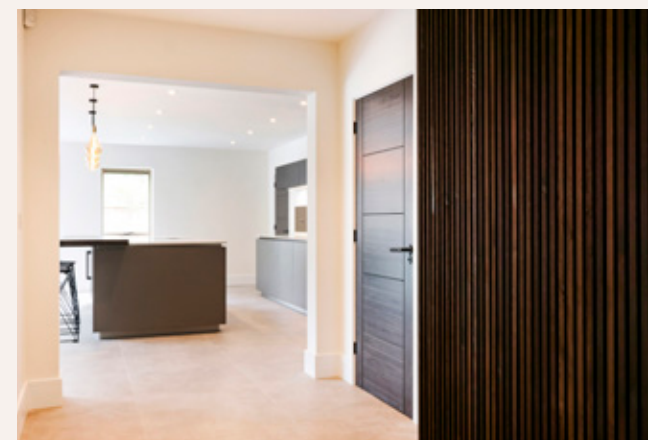
Road links via the M5 and A419 create excellent access to Oxford, Birmingham and Bristol.



Cheltenham Spa offers regular services to London Paddington.



Birmingham and Bristol (both approximately 1 hour away)



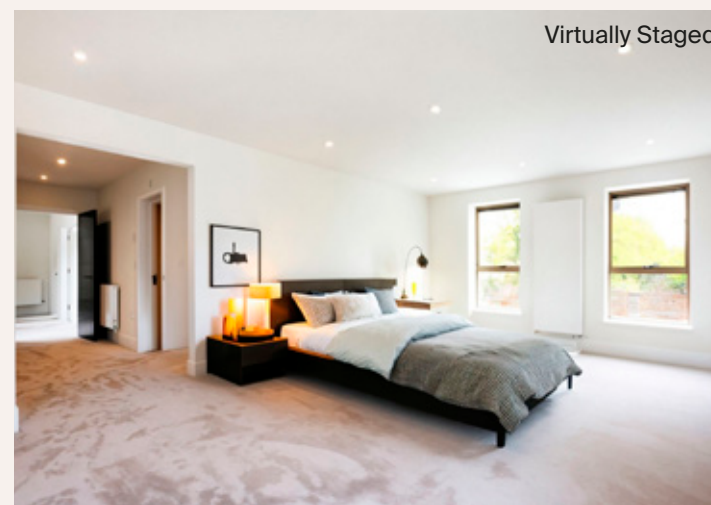
Dewerstone Villa

Introducing Dewerstone Villa, an exquisite and opulent new residence crafted by a distinguished local builder renowned for their bespoke creations in prime central Cheltenham. Spanning over 2800 Sq. Ft, this home seamlessly blends grandeur with contemporary finesse, embodying an eco-conscious ethos tailored to modern living.

The house is an "A" Grade EPC which is extremely rare by current standards and amplifies the importance of the current demand for properties that can provide low running costs amongst modern insulation and EV charging. The layout of Dewerstone Villa boasts individual reception rooms while maintaining an ambiance of spaciousness. The ground floor unfolds to reveal a captivating kitchen/dining/family room, leading seamlessly to a sun-drenched terrace and lush garden beyond.

Crafted by Luna and adorned with Pedini units and Silestone countertops, this culinary haven is equipped with top-tier Siemens appliances, including ovens, fridge, freezer drawer, and dishwasher, complemented by a Bora induction hob set within an expansive breakfast bar. Adjacent lies a practical utility/boot room with convenient outdoor access. The inviting sitting room, bathed in natural light, offers garden vistas and seamless access, while a dedicated study provides a tranquil workspace. A strategically positioned bedroom with en suite facilities on this level offers single-story living convenience, ideal for guests or future-proofing requirements.

Ascend the bespoke staircase, adorned with oak and glass, to discover elegantly appointed bedrooms on the first floor, each accompanied by luxurious en suites. Flooded with natural light. Distinguished by a sedum roof adorned with wildflowers and solar panels, Dewerstone Villa epitomises sustainable luxury, seamlessly blending architectural elegance with eco-conscious innovation.



Gardens

Entry to Dewerstone Villa is granted through electric gates positioned off Christowe Lane, leading to off-road parking and a garage complete with an electric car charging point.

Remarkably, amidst its urban proximity, the property boasts expansive gardens with lush, level lawns enveloping the residence, offering picturesque vistas from every angle. Encircling the plot are classic brick walls adorned with newly planted pleached trees, enhancing the privacy of both house and gardens.

****Please be aware the property has been rendered with staged interior photos. On physical viewing the property is empty****

Property Information

Tenure: Freehold.

Guide Price: £1,695,000

Services: All mains services.

Local Authority: Cheltenham Borough Council
01242 262626

Council Tax: Band G

EPC: A

Directions: Postcode: GL53 7AD

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
266.4 sq.m / 2,867 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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