



BELLEVER

Cheltenham | GL52 3BL



A HIGHLY EFFICIENT NEW HOME

This contemporary brand new home enjoys seamless beautiful views to the Cotswold escarpment whilst being located in the heart of Prestbury Village, offering the perfect balance between town and country living.

			EPC
4	3	2	A

Local Authority: Cheltenham Borough Council
Council Tax band: F
Tenure: Freehold

Guide Price: £2,000,000



LIVING

An exceptional, energy-efficient home of approx. 4,000 sq ft, designed by acclaimed architects Coombs Everitt and rated EPC 'A' thanks to its solar array and high insulation. This stylish four-bedroom, three-bathroom property offers expansive living spaces with luxury finishes throughout. The bespoke Leicht kitchen includes a hidden walk-in pantry, Silestone worktops, Siemens appliances, Bora venting hob, Kaelo wine cooler, Quooker hot tap, and Franke sink.

Sliding glass doors create a seamless indoor-outdoor flow to the terrace and garden. A separate living room with Stovax electric fire and a study both feature engineered herringbone oak flooring. The utility room offers additional Leicht cabinetry, with a cloakroom completing the ground floor.

A Valliant air source heat pump powers underfloor heating. A powder-coated steel staircase with oak treads and glass balustrades adds architectural flair. Porcelain tiles cover the ground floor; the first floor is carpeted. Leicht wall cabinets with lighting finish the living space.



BEDROOMS AND BATHROOMS

On the first floor, there is an impressive principal suite with a vaulted ceiling and a covered balcony that takes full advantage of the exceptional views. The suite also includes a dressing room fitted with Leicht furniture and a luxury en-suite bathroom. A second bedroom suite features its own balcony, a dressing room, and an en-suite bathroom. Two further double bedrooms are also located on this floor, along with a beautifully appointed family bathroom and a practical, separate laundry room. All bathrooms in the property are finished with Laufen sanitaryware and Mandarin Stone porcelain tiles, with electric underfloor heating for additional comfort. Heated towel radiators with summer valves are also installed, and each bathroom features illuminated mirrors to complement the contemporary finish.





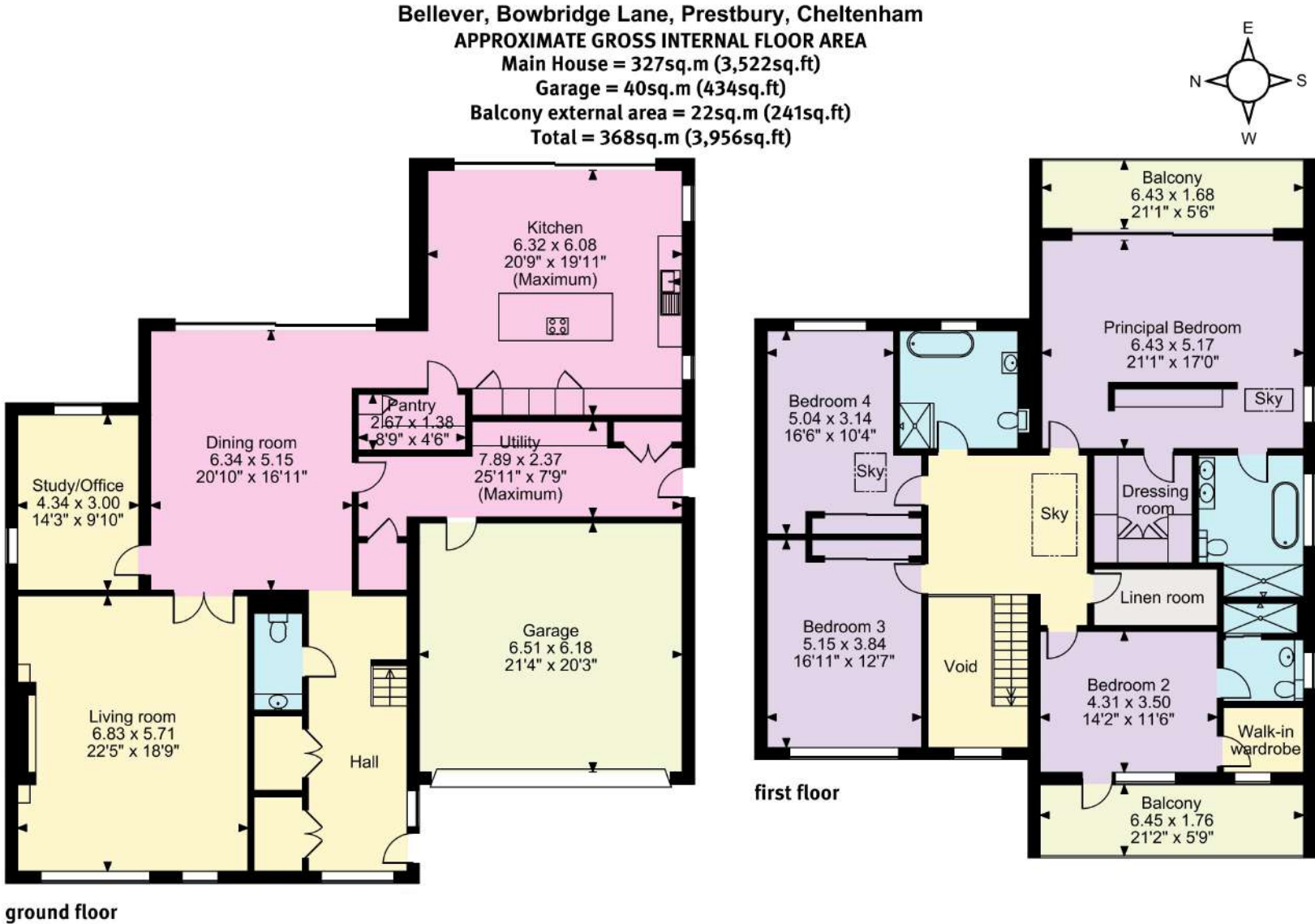
OUTSIDE

The property's exterior features Thermo Ayous wood cladding and traditional Cotswold stone, combined with powder-coated aluminium windows and doors for a clean, modern finish. Renewable energy is generated via photovoltaic panels, and exterior lighting has been thoughtfully integrated to enhance the architectural detailing of the home.

The large double garage includes a wood-clad electric up-and-over door and is equipped with an electric vehicle charging point. Downpipes are powder-coated aluminium for durability and aesthetic continuity. The outdoor terrace is laid with Mandarin Stone porcelain tiles, while the landscaped gardens have been professionally designed to provide a low-maintenance yet visually striking setting. A gravelled driveway offers ample parking for multiple vehicles.

This outstanding home comes with a 10-year Buildzone Warranty and benefits from mains water, mains waste, and three-phase electricity.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Tom Banwell
01242 246959
tom.banwell@knightfrank.com

Knight Frank
123 Promenade, Cheltenham
GL50 1NW

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated July 2025. Photographs and videos dated April 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

