



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.



4



3



2

EPC

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 Ayoux 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.





Bellever, Bowbridge Lane, Prestbury, Cheltenham

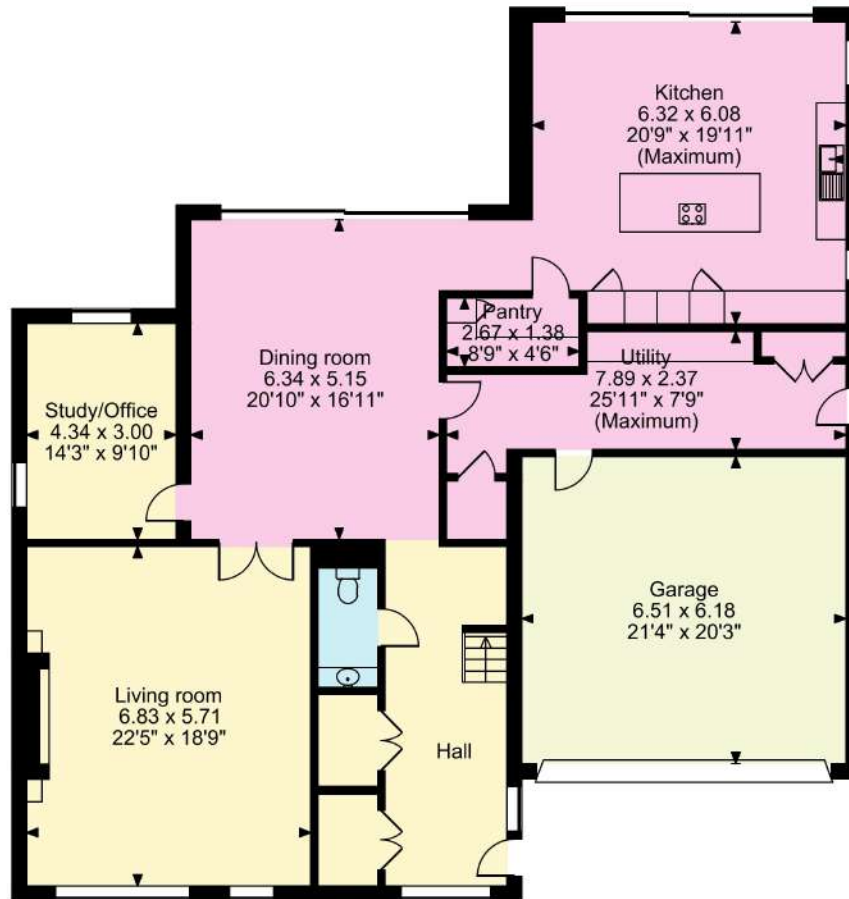
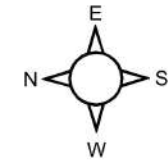
APPROXIMATE GROSS INTERNAL FLOOR AREA

Main House = 327sq.m (3,522sq.ft)

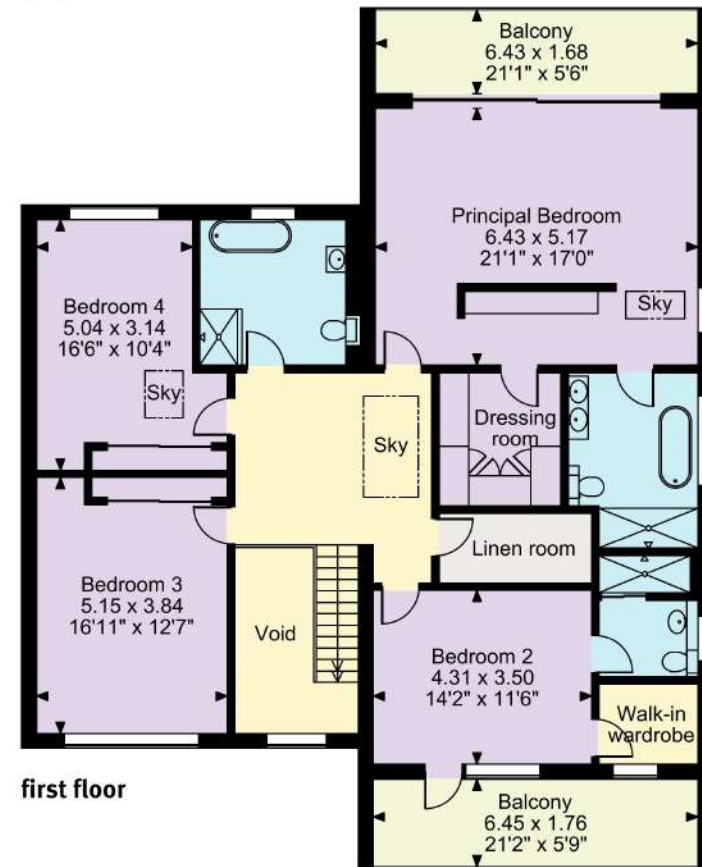
Garage = 40sq.m (434sq.ft)

Balcony external area = 22sq.m (241sq.ft)

Total = 368sq.m (3,956sq.ft)

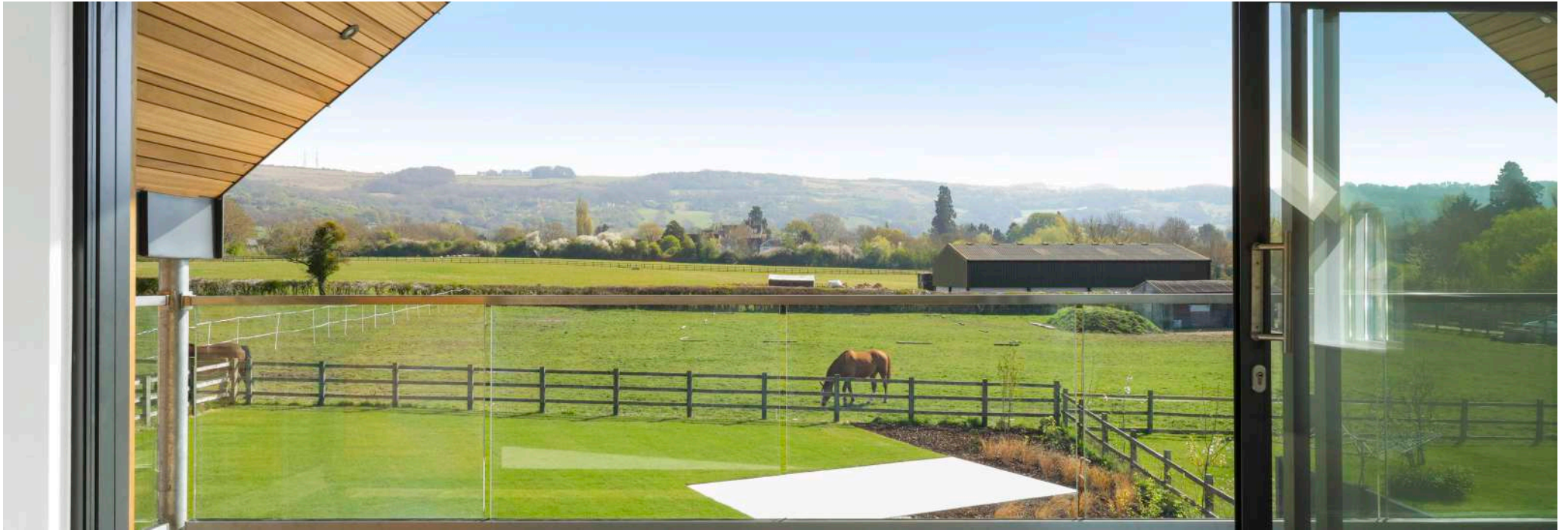


ground floor



first floor

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)



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