

Arlington House

Cheltenham, Gloucestershire



A stunning substantial newly build home combining traditional materials with contemporary finishes and modern conveniences.

Winchcombe 3.7 miles.. Broadway 5 miles, M5 J9 (N & S) 9 miles. Cheltenham 10 miles. Stow-on-the-Wold 10 miles. Kingham railway station 15 miles. Oxford 40 miles. Birmingham 40 miles.
(Distances and times are approximate.)



Summary of accommodation

Main House

Ground floor: Entrance hall | Kitchen/dining/family room | Sitting room | Study | Snug | WC | Utility room

First floor: Two bedrooms with en suites and dressing rooms | Two further bedrooms with en suites
One further bedroom | Bath room

Outside

Garage



Situation

(Distances and times are approximate)

Toddington is a thriving village situated to the north east of Cheltenham lying equidistant between Winchcombe and Broadway. The village is split into the “Old Town” near St Andrews Church and the “New Town” at the crossing of the B4077 and B4632 roads.





Arlington House

Designed and built to exacting specification Arlington House is a detached 5 bedroom family home of 3240 sq ft built of local Cotswold stone and brick, traditional in style yet with a focus on energy efficiency and sustainability.

Gated entrance to private driveway giving access to a garage and ample parking for several cars. The large garden lies to the west and extends to over half an acre. Specification FINISHES & FEATURES Wrights of Campden Cotswold Stone, quoins, lintels, sills and coping stones with Cardinal Cotswold roof tiles. Internal doors in Premium oak with chrome furniture. Bespoke oak staircase with oak handrail and glass panels Karndean Knight Tile wood planks to ground floor and carpets to upper floors. Daikin air source heating. Underfloor heating to the ground floor. Radiators and thermostatic valves to upper floors.

Automated gated driveway.

Flooring included throughout. KITCHEN Individually designed kitchen with hand painted, solid wood doors. Quartz or Granite worktops. Neff integrated appliances to include induction hob, double oven, dishwasher and fridge freezer. In-sink food waste disposal unit.

Utility to each home to accommodate washing machine and tumble dryer BATHROOM & EN-SUITES White contemporary sanitary ware with Vado fittings. Contemporary full tiled bathrooms with porcelain and ceramic tiling to walls and floors. Under-basin vanity drawers. Illuminated, heated mirrors to bathroom. Wall-hung rimless WC with soft-close seat.

MEDIA & COMMUNICATIONS Gigaclear superfast broadband available to each property CAT 6 infrastructure to TV points for high definition/data distribution. Integrated digital television reception system.



ELECTRICAL & LIGHTING Contemporary style sockets and switches throughout. LED downlighters to kitchen and bathrooms. USB sockets for mobile charging. Lighting to external doors with PIR sensors Hormann vertical remote-control garage door. Power and light to garage.

ENVIRONMENTAL DETAILS A-rated appliances and dual-flush mechanism to toilets Daikin air source heating system – an efficient and environmentally-friendly heating system to help lower carbon footprint and energy bills. Double glazed Smart aluminium windows and sliding doors, providing a high level of thermal insulation & reduced heat loss. Drainage to private sewage treatment system. High levels of insulation within roof spaces and walls.

EXTERNAL DETAIL Turfed garden areas with paved patios and pathways. Cotswold stone driveway. Secure timber fencing to rear of property. External waterproof sockets and water tap

SECURITY & PEACE OF MIND 10-year Warranty. Automated gated driveway. Dusk to dawn sensors on external lighting.



Property Information

Tenure: Freehold.

Local Authority: Cheltenham Borough Council
01242 262626

Council Tax: Unknown

EPC: B

Postcode: GL54 5DG

Agent's Note: Some of the photos have been staged with computer generated furniture.

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

Approximate Gross Internal Floor Area

Main House: 301 sq.m / 3,240 sq.ft

Garage: 25 sq m / 2266 sq. ft

Total Area: 326 sq m / 3,506 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 November 2024. Photographs and videos dated October 2024.

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