MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY

1 The Paddocks, Swindon Lane,

Cheltenham GL50 4NY

£5,250 Per Month

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An exceptional four/five bedroom contemporary home extending to approximately 2,600 sq ft, forming part of The Paddocks, an exclusive development of just two individually designed properties by highly regarded local builders, Churcham Homes.

Built to an impressive specification with a strong emphasis on light, space and energy efficiency, the property combines striking modern architecture with beautifully considered interiors and high quality finishes throughout.

The ground floor centres around a superb luxury kitchen and dining room with integrated appliances, generous breakfast island and large sliding doors opening onto the garden. A separate utility room provides direct external access.

A spacious dual aspect sitting room also opens onto the garden, while an additional reception room offers flexibility as a home office, snug or fifth bedroom. There is also a downstairs cloakroom.

On the first floor are four double bedrooms, all with en suite facilities. The principal bedroom includes a walk in wardrobe, Juliet balcony and luxurious en suite bathroom with separate bath and shower. Bedroom two also benefits from a Juliet balcony.

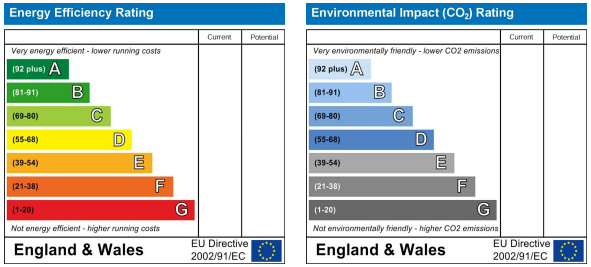
Further features include underfloor heating throughout, an air source heat pump, ABB home automation system and EV charging point.

Outside, the property benefits from a car port for two vehicles and driveway parking for a further two cars, together with landscaped gardens.

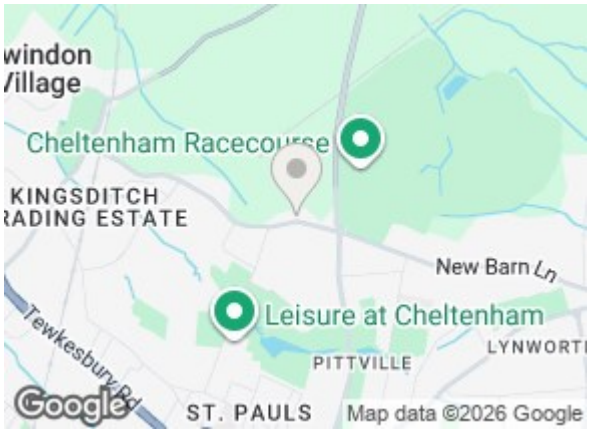
The Paddocks is situated off Swindon Lane, close to Cheltenham Racecourse and within easy reach of Pittville, Cheltenham town centre and the surrounding countryside. The area is well placed for a number of highly regarded schools, together with convenient access to the M5 and Cheltenham Spa railway station.

Floor Plan

Energy Efficiency Graph



Area Map



Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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