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KINGSLEY  
EVANS

15 ZURA DRIVE  
STOKE ORCHARD, CHELTENHAM, GLOS

# 15 ZURA DRIVE

STOKE ORCHARD, CHELTENHAM  
GLOS, GL52 7SF

*A beautifully presented detached house, built to the impressive 'Sandham' design by Bloor Homes and further improved by the present owners resulting in a stunning home of great style and quality*

- Reception Hall
- Cloakroom
- Office
- Sitting Room
- TV Room/Snug
- Kitchen/Dining Room
- Utility
- Master Bedroom Suite With Dressing Room and En-Suite Shower
- Three Further Bedrooms
- En-Suite To Bedroom Two
- Luxury Bathroom
- Gym With Studio/Bedroom 5 Over
- Alarm System
- Double Glazing Throughout
- Private Driveway
- Landscaped Garden
- Quiet, Open Setting

## DESCRIPTION

An impressive and substantial home built three years ago to a classic design, offering superbly proportioned and flexible living space, a wonderful landscaped garden and a detached two storey garage that has been converted into a large gym with studio over with great potential for many uses such as a cinema room or guest accommodation.

The property has a wonderful feeling of light and space, enhanced by the Karndean limed oak laminate wide boards that creates a seamless flow through the ground floor. Designed with family living in mind, there is an impressive kitchen/dining room with adjacent TV room/snug, perfect for entertaining and a relaxed lifestyle. The kitchen area is superbly fitted with an extensive range of storage units, composite stone work surfaces and quality Siemens appliances to include 2 fan assisted ovens and microwave,



induction hob as well as a Britta water filter tap and tall integrated fridge. The adjacent snug has bi-folding doors opening out to a large patio area with covered pergola, perfect for al fresco dining and to the front of the house is an elegant, more grown up sitting room with DRU corner gas fire and hard wiring for surround sound. Also on the ground floor is a good sized office, utility off the kitchen, cloakroom and a large storage cupboard housing the alarm system.

The present owners wanted to create a very special master bedroom and as such, combined two bedrooms that has resulted in an impressive suite with dressing area, windows overlooking fields to the front, a luxury en-suite shower room and tasteful finishing touches to include bespoke lighting.

Three further bedrooms, all with fitted wardrobes, are served by an en-suite to bedroom two and a large family bathroom with contemporary suite and eye catching tiling.

Great care and investment has been made in creating an interesting and private setting to the house by way of extensive landscaping and planting, ensuring colour and interest throughout the year with to name a few, cork, olive, fig and strawberry trees and the plot has a superb lighting and auto watering system in place.

An excellent feature of this property is the detached two storey gym and studio, set back in the garden providing brilliant leisure space and a multitude of uses that could be a guest suite, cinema or independent annexe subject to the usual planning consents.

#### SITUATION

This location in Stoke Orchard is both quiet and highly accessible to major communication links. The exclusive development has transformed the village, bringing a community feel to the location with a community centre, village shop, green play areas and lovely walks through open fields on the outskirts.

The neighboring village of Tredington shares the Norman church of St James The Great and the nearby town of Bishops Cleeve offers an excellent range of local amenities and schooling. Tewkesbury and Cheltenham are both within easy reach and the M5 Junction 11 is close at hand.

#### SERVICES

All mains services are connected

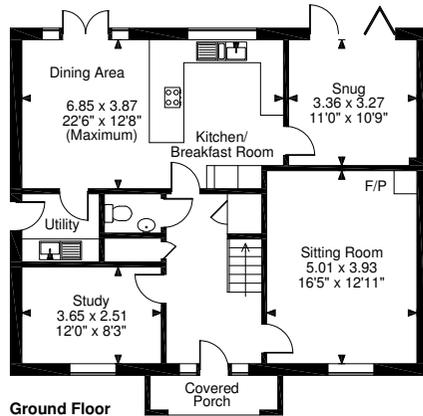
#### LOCAL AUTHORITY

Tewkesbury Borough Council 01684 295010

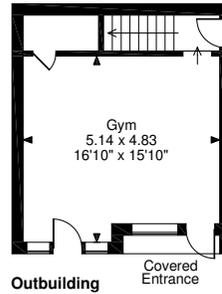


# FLOORPLANS

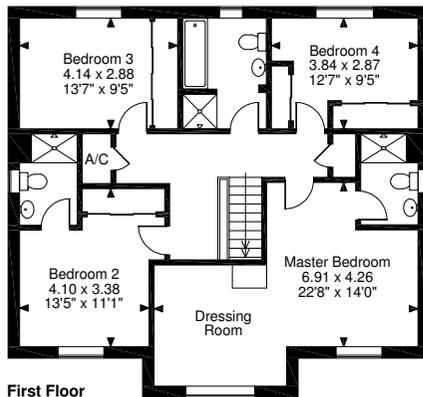
Zura Drive, Cheltenham  
 Approximate Gross Internal Area  
 Main House = 1931 Sq Ft/179 Sq M  
 Outbuilding = 647 Sq Ft/60 Sq M  
 Total = 2578 Sq Ft/239 Sq M



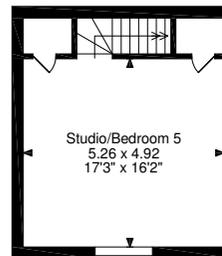
Ground Floor



Outbuilding



First Floor



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