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10 THE HOLT
Bishops Cleeve, GL52 8NQ

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An attractive and spacious detached family home set in an executive estate in one of north Cheltenham's most sought-after locations.

- Reception Hall
- Kitchen/Reception/Sung Room
- Dining Room
- Study
- Utility & Cloakroom
- Master Bedroom with Wardrobes & en suite
- Three Further Double Bedrooms all with Wardrobes
- Modern Family Bathroom
- Large South Facing Gardens
- Driveway with off road parking

DESCRIPTION

Much of the attraction of this detached home is the practical accommodation, ideal for modern family living. The current owners have re-configured and extended the accommodation to further enhance the living and bedroom areas.

Entrance is gained through a spacious reception hall leading to the principal reception rooms. The modern kitchen is set to the rear, overlooking the south facing gardens. A real hub of the house, this open plan space is extensive with an abundance of natural light, ideal for entertaining. The kitchen itself is well appointed with a good range of units and integrated appliances and space for the dining table, from here the kitchen opens to a reception room/snug with bi-fold doors leading to a terrace, enhancing the outside/inside feel. To the side is a large utility/boot room also giving access to outside. The double garage has been converted to allow for the study and a very useful storeroom. The formal dining room also enjoys views over the garden whilst a large sitting room, extending to over 16ft, is set to the front of the house with a lovely vista through a large bay window.



The configuration of the first-floor bedrooms has been designed to maximise the space and provide more than the original floorplan allowed. The master suite has an extensive range of built in wardrobes and a smart en-suite, whilst a family bathroom serves the remaining three double bedrooms. Bedrooms two and three have the necessary services to create en suites if so required.

In all, a tastefully decorated and well-proportioned home extending to circa 1930 Sq. Ft, which has been thoughtfully extended to provide extensive accommodation ideal for modern family living.

Vendors note: Planning permission exists for a single front story extension ref 10/00506/FUL

OUTSIDE

10 The Holt is fronted by a driveway providing off road parking for several cars and access to the integral storeroom, in addition to an area of lawn. Principally southerly facing, the gardens to the rear are a generous area of level lawn with attractive well stocked planted flower and shrub borders. The terrace, which is accessed from both the dining room and kitchen is an ideal spot to dine al fresco.

SITUATION

The Holt is an executive and private estate comprising large detached homes. This small close of properties was built some 20 years ago and was one of the first and most prestigious developments within Bishops Cleeve, as such the properties have always been highly sought after. The Holt is within a comfortable walk of all amenities within the popular village of Bishops Cleeve, including public houses, coffee shops, supermarkets, chemist and dentist in addition to a traditional greengrocers and various independent stores. It also offers walking distance to Cheltenham's famous racecourse, home of the blue-ribbon Cheltenham Gold Cup. Schools within the local area are well reputed, with three excellent primary schools and Cleeve Secondary school. World renowned private schools, including Cheltenham's Ladies College, Cheltenham College and Dean Close are located within close proximity. Central Cheltenham is less than 4 miles away, offering a wide range of sporting, leisure and shopping facilities. The property is well placed for access to motorway networks to major cities, with Evesham and Cheltenham Spa within easy reach for train communications to London and other major cities.

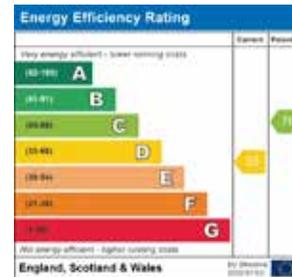
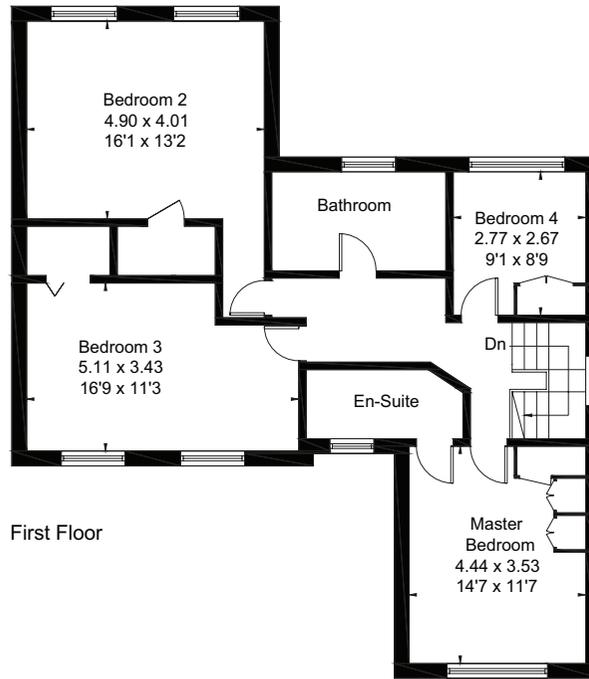
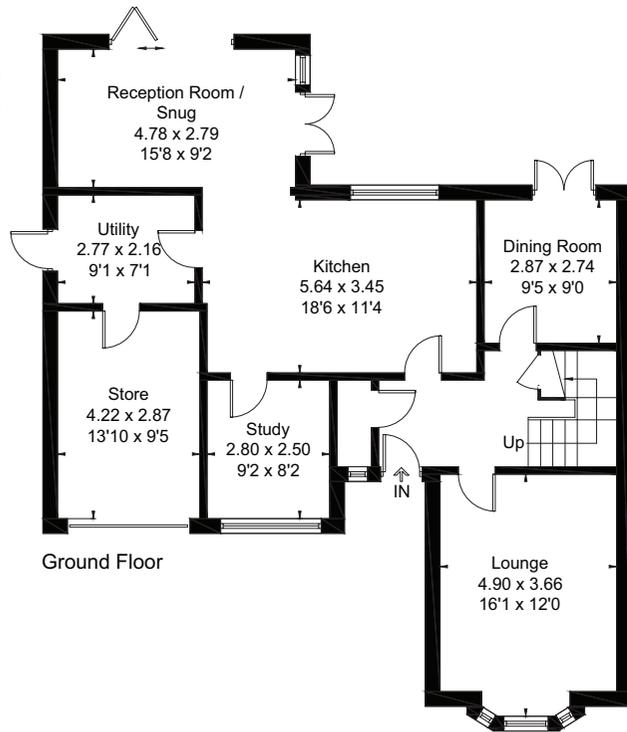
LOCAL AUTHORITY

Tewkesbury Borough Council



FLOORPLANS

Approximate Floor Area = 179.3 sq m / 1930 sq ft



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