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EVANS



5 THE ELMS

Stoke Orchard, Cheltenham, GL52 7RY

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A beautifully constructed, brand new detached family home with gardens, garage, parking and a picturesque countryside and village setting.

Reception Hall • Sitting Room • Kitchen/Dining Room • Study • Four Bedrooms (one with en suites)
• Bathroom • Landscaped Gardens • Parking • Garage

DESCRIPTION

5 The Elms is an extremely attractive new build detached home and just one of six individual houses set into lovely plots in an extremely accessible setting. Built by a talented and local builder who specialises in bespoke high-quality builds deploying the fundamental principles of excellent architecture with the use of contemporary building methods, quality fixtures and fittings and an exemplary finish throughout. Spanning circa 1681 Sq Ft, the principal layout has been cleverly designed to incorporate both formal rooms and more social spaces with the principal room being open plan. Designed with functional yet modern living in mind and to offer the comforts and special touches one can expect of a high specification new build.

Entrance is gained through a hall that connects the reception rooms, with a large sitting room positioned to the front and parallel to this, a study. As with any of the best family homes, the kitchen is the most impressive area in the house. Designed in an open plan style with a spacious area for units and opening to the dining room, this beautiful space is the hub of the house. A set of bi fold doors and a further set of sliding doors lead to a sun terrace and further to the gardens. Adjacent is a utility/boot room with direct access to the garage.

The quality has been extended to the superb bedrooms, positioned over both the first floor, creating large rooms and ample space. There are four bedrooms, the master bedroom with built in wardrobes and an en suite. The three remaining bedrooms share a family bathroom.

OUTSIDE

The setting of The Elms is attractive, there is an area of garden to the front with a driveway to the side leading to a garage. A further garden is set to the rear with a patio terrace ideal for dining outside and to take in the views of the adjacent open countryside.

SITUATION

Stoke Orchard is a pretty village positioned in a countryside setting, which makes for some lovely walking and riding landscape. Over recent years it's become a sought after setting, for both families and professionals alike, and with significant growth, it now offers a charming farm shop with livestock, a vibrant village hall and a small yet well stocked shop. It is an attractive location with Bishops Cleeve within a bike ride or walk offering more comprehensive day to day amenities including two large supermarkets, coffee shops, eateries and an excellent secondary school and three primary school choices. Whilst beautifully semi-rural, it is extremely accessible with Cheltenham only four miles away. A fashionable hub with further excellent schools in both the state and private sector including Cheltenham College and The Cheltenham Ladies' College. For the commuter transport links are strong with regular bus routes between Cheltenham and Winchcombe, easy access to the M5 Tewkesbury and M4 corridor via the A40/A419. There are direct trains from Cheltenham to London and from Kingham.

LOCAL AUTHORITY

Tewkesbury Borough Council

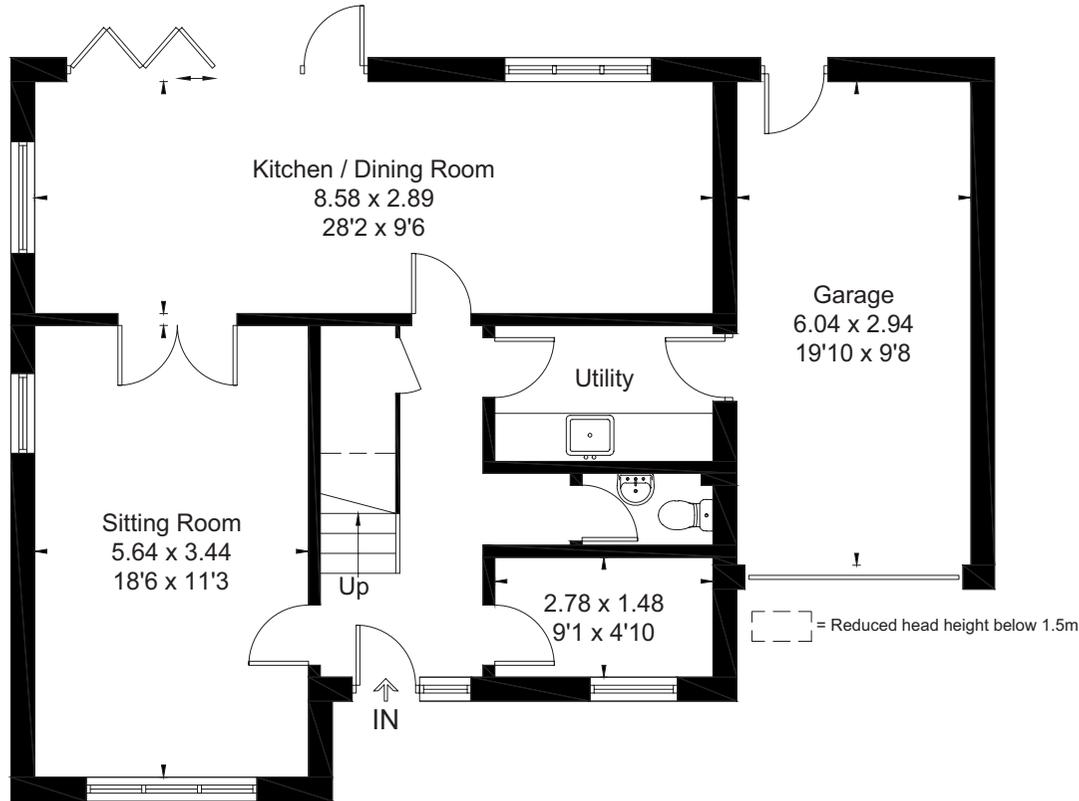
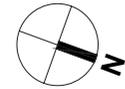
AGENTS NOTES

The property has been fitted with the following:

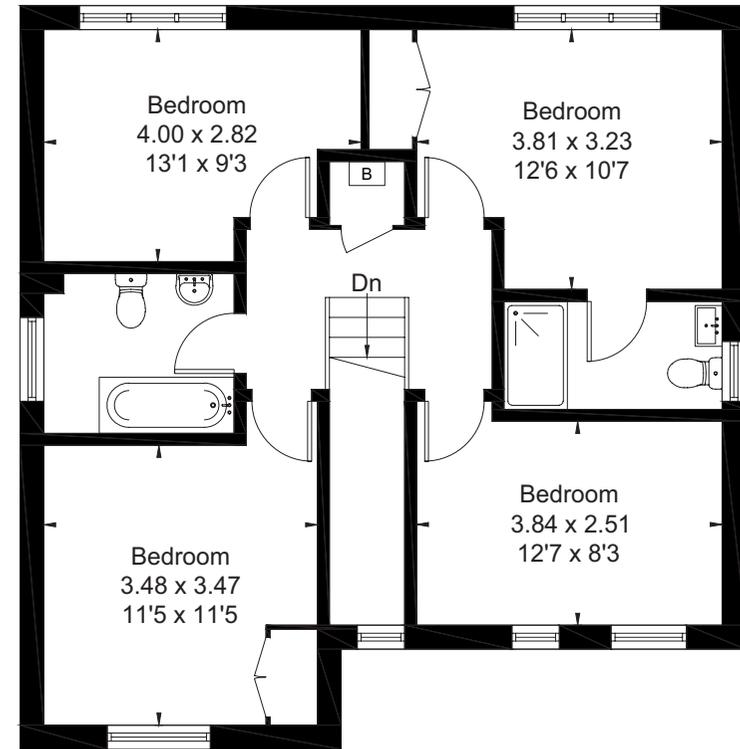
- Natural Cotswold stone
- Underfloor heating to downstairs
- Flagstone floors
- Bespoke kitchens
- Roca Sanitary throughout
- Large private gardens surrounded by Green Belt
- 10 Year Build Zone Warranty
- Oak internal doors



Approximate Area = 156.2 sq m / 1681 sq ft (Including Garage)
Including Limited Use Area (0.7 sq m / 7 sq ft)



Ground Floor



First Floor