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3 PLANETS LANE

Cheltenham, GL51 6GR

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A detached family home presented in immaculate style within a sought after location with parking, a garage and garden.

- Reception Hall
- Kitchen/Family/Dining Room
- Utility & Cloakroom
- Four Bedrooms (one with En Suites)
- Family Bathroom
- Garden
- Off Road Parking
- Garage

DESCRIPTION

This excellent detached home is positioned in a quiet enclave made up of executive homes to the edge of Badgeworth village. Built around 8 years ago, the design of the builds has allowed for practical family life, with ample living space, bedrooms, and an easy to maintain garden.

The standard of finish throughout is excellent, presented in immaculate style throughout. The ground floor contains the living space around a generous entrance hall, including a spacious sitting room with views to the front through a bay window. From the hallway, also with views to the front, is a home office. Across the rear of the house is the kitchen, dining, and family room. Arguably the most impressive part of the house, this wonderfully bright and contemporary room is extremely functional and sociable, with two sets of doors leading out to the terrace and garden beyond. An excellent range of units and integrated appliances are set to one side opening out to a dining area and further to space for sofas. Adjacent is a utility/boot room with direct access to outside and a cloakroom positioned to the front of the house.



On the first floor are four bedrooms, which have also been designed to maximise the space and add quality fittings. The master suite has an en suite shower room and fitted wardrobes. There are three further bedrooms, that share a modern family bathroom.

OUTSIDE

A driveway fronts the house giving access to the garage. To the rear is a garden that is laid to lawn and arranged to be easy to maintain.

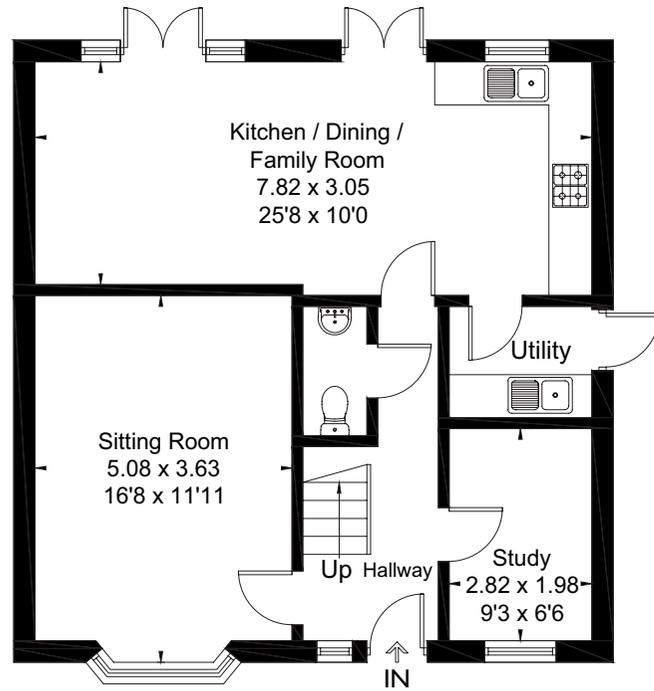
SITUATION

Planets Lane is an immaculate and exclusive development that forms part of a smart setting off Cold Pool Lane. Built some 8 years ago, it is an exclusive estate that is built around communal garden squares and parks. Much of the attraction is the location, which provides easy access to some lovely walking and riding countryside in the neighboring villages, yet within easy reach of local convenience, schools and motorway links. Cheltenham's centre is only 5 miles, a cosmopolitan town with a fashionable centre offering some exceptional shopping, leisure, eating and educational facilities including. Offering a cultural lifestyle to its audience, Cheltenham plays host to several highly acclaimed festivals including Literary, Music and Food. Communications from this area are excellent, with easy access to motorway links including the M5 and A417 Cirencester, Swindon and the M4. There are regular trains to London and other major cities from Cheltenham Spa train station a short commute.

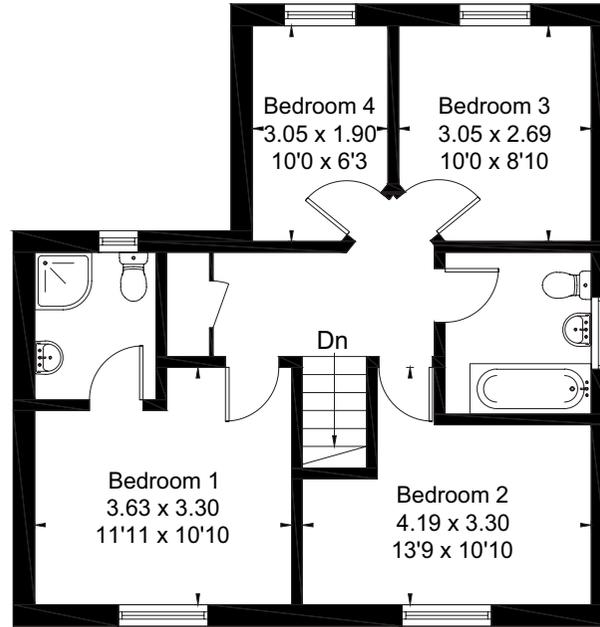


FLOORPLANS

Approximate Floor Area = 110 sq m / 1184 sq ft



Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
101-150	A		
81-100	B	84	84
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-10	G		
Most energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	