



CARLTON
GATE



A collection of new, stylish, contemporary townhouses in the heart of Cheltenham



EDGEFERN
HOMES



WELCOME TO CARLTON GATE

Edgefern Homes is proud to present Carlton Gate, a new exclusive state of the art development of town houses, a mere 10-minute walk from the town centre and all it has to offer.

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Carlton Gate has been designed to offer town living in homes full of light. Carefully positioned hall windows, roof lights and crittall-style floor to ceiling glazed internal separations allow lots of natural light to enter throughout the home.

The kitchen is the heart of any home, individually designed from a unique range exclusively for Edgefern Homes. The superb fully fitted kitchen specification includes high quality Profile Matte Dove Grey cupboards with Minerva Travertine Haze worktops and integrated Hotpoint appliances.

Each home features statement cantilever-style staircases, underfloor heating throughout, coupled with solar energy input, and the use of traditional building materials, including a high quality four coat render system completed in a 100% silicone finish. These homes make for a wonderfully efficient environment in which to live with lower running costs.

Externally, the homes are sleek and modern with off-road parking, some behind secure gates, subtle exterior lighting and carefully landscaped drives give an insight into the standard of finish and design as you enter the front door.

Internet fibre, car charging ready provisions and zoned heating and lighting complete the perfect living space, in an inner town location.



1. Aerial view of Carlton Gate (CGI)

2. Kitchen/Dining area for plots in Block 'A' (CGI)

PLEASE NOTE:
Computer Generated Images (CGIs) are indicative only.



DISCOVER CHELTENHAM

Cheltenham is a popular and beautiful Regency Spa town, set in the heart of England. It was recently described by the Telegraph as one of the UK's most desirable towns to live in.

The town lies on the edge of the Cotswolds in an area of outstanding natural beauty, surrounded by quaint villages and quintessentially English market towns.

Places of interest abound with much to offer for those who enjoy country pursuits such as riding, polo, clay pigeon shooting and fishing.

Cheltenham is famous for its jazz and literary festivals and is the home of the great Cheltenham Races Gold Cup each year.

As a town, it has much to offer from theatres, galleries, museums and plush cinemas to fabulous eateries, chic bars and great shopping. From bijou boutiques, high street brands and its own John Lewis within easy walking distance of Carlton Gate.

The wonderful Regency gardens and squares come to life throughout the year with festivals, exhibitions, pop-up eateries for all to enjoy.

Good motorway links to the M4 and M5, together with an excellent train service to all corners of the UK make Cheltenham easily accessible as well as enabling residents of the town to access major cities and the rest of the Country.

When it comes to education, Cheltenham has excellent state and private schools, including Pate's Grammar, state beacon schools and world-renowned private schools such as The Cheltenham Ladies' College, Cheltenham College and Dean Close.



1. Take a refreshing walk up Cleeve Hill to enjoy amazing views of Cheltenham.
2. The Pump Rooms is home to many exciting events throughout the year.
3. Enjoy a flutter at the world renowned Cheltenham racecourse.

BLOCK 'A' FLOOR PLANS No. 28, No. 30 & No. 32



1

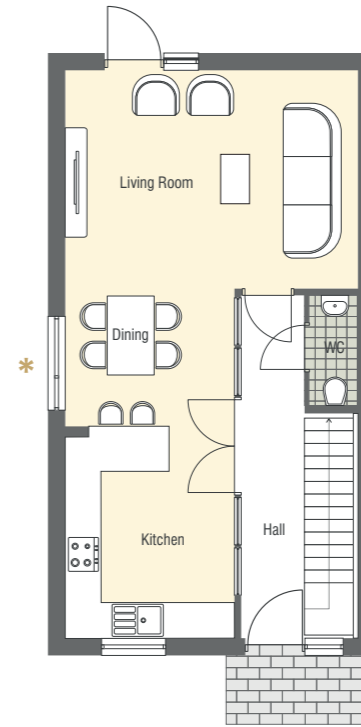


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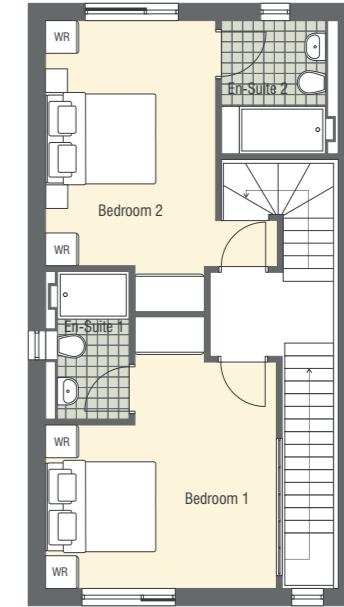
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GROUND FLOOR



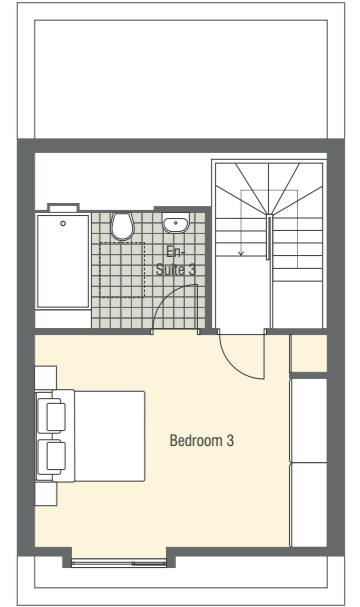
Kitchen/Dining	3.06m x 6.37m
Living Room	5.32m x 3.99m
WC	0.87m x 1.99m

FIRST FLOOR



Bedroom 1	4.18m x 4.11m
En-suite 1	1.53m x 2.68m
Bedroom 2	3.10m x 4.46m
En-suite 2	2.11m x 2.42m

SECOND FLOOR



Bedroom 3	5.34m x 3.85m
En-suite 3	3.10m x 2.13m

PLEASE NOTE: All dimensions given are approximate and measured at widest point. Computer Generated Images shown are indicative only.

*Glass side door and panel adjacent to kitchen table and chairs, as shown on Ground Floor plan, applies to 28 Carlton Street unit only.

IMAGES: 1. Exterior front view | 2. Living room | 3. Bedroom 1 | 4. Hallway

BLOCK 'B' FLOOR PLANS No. 26A, No. 26B & No. 26C



1

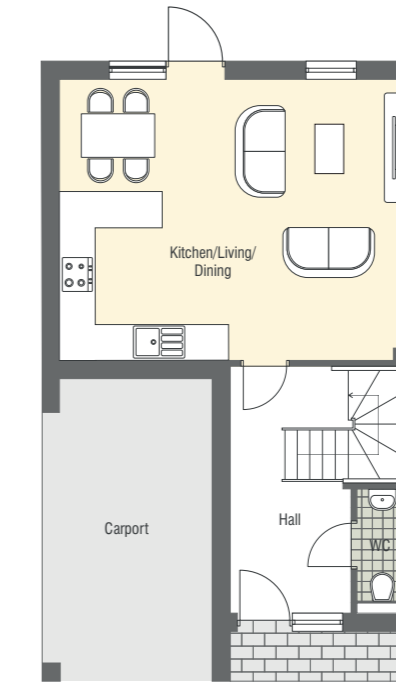


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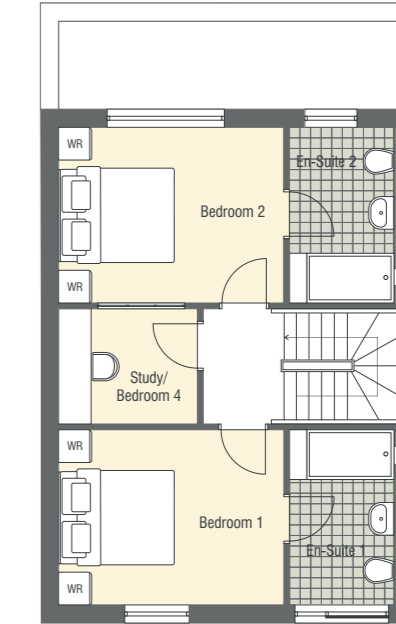
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GROUND FLOOR



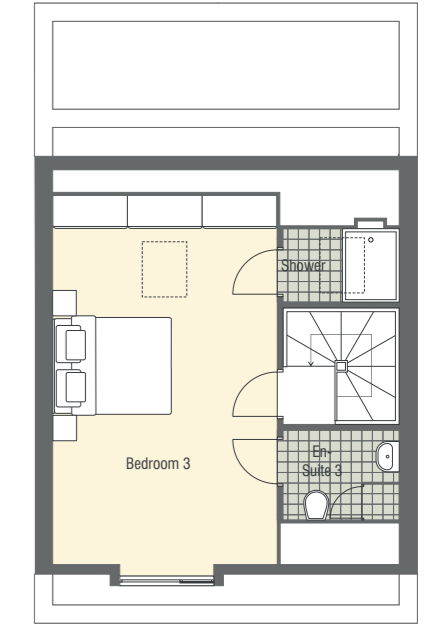
Kitchen/Living	6.30m x 5.10m
WC	0.91m x 2.04m
Carport	3.10m x 5.54m

FIRST FLOOR



Bedroom 1	4.10m x 3.22m
En-suite 1	2.12m x 3.18m
Bedroom 2	4.10m x 3.22m
En-suite 2	2.12m x 3.18m
Study	2.53m x 2.06m

SECOND FLOOR



Bedroom 3	4.08m x 6.71m
En-suite 3	2.13m x 1.66m
Shower	2.13m x 1.37m

PLEASE NOTE: All dimensions given are approximate and measured at widest point. Computer Generated Images shown are indicative only.

IMAGES: 1. Master bedroom on floor 2 | 2. Exterior front view | 3. Kitchen and living area | 4. Bathroom

SPECIFICATION

IT'S ALL IN THE DETAIL

Edgefern Homes takes great pride in creating luxury homes that fit all the demands of a modern lifestyle. Our attention to detail and quality finish is what makes our homes special.

BLOCK 'A'

GENERAL

- BT Fibre connection
- Car charging point ready
- Television point connection
- Zoned hot water system and underfloor heating (Worcester Bosch gas boiler) throughout all floors with additional solar panel energy
- Latest modern Duravit sanitary ware/ vanity units and showers throughout
- All houses have the smart scan Automist fire suppression system integrated into ground floor kitchen and lounge areas

GROUND FLOOR

- Contemporary fully fitted kitchen, featuring high quality Profile Matte Dove Grey cupboards with Minerva Travertine Haze worktops. Sleek Jazz 1.5 bowl sinks in stainless steel paired with stylish chrome taps
- Top of the range Hotpoint Level 7 appliances to kitchen include:
 - Integrated single pyrolytic (self cleaning) multi function oven, and 60cm touch operated flexizone induction hob, with full height glass splashback and an angled extractor
 - Integrated 70-30 fridge/freezer
 - Integrated washer/dryer
 - Integrated 60cm dishwasher
- Engineered wooden oak floors throughout in Berkeley White Oak

- Main hall windows with first floor window overlooking into hall space for additional light
- Kitchen/hall and rear living areas separated by metal frame Crittal style glass screen panelling and doors giving maximum light and feeling of open spacious living
- Hall cloakroom with toilet and wash handbasin, and mosaic patterned tiled floor
- Ground to first floor steel spine cantilever style staircase with oak treads and under tread lighting, glass balustrade and wall hand rail with recessed lighting leading to all floors

FIRST FLOOR

- Bedrooms have en-suite shower, toilet and wash hand basin
- First floor bedrooms feature mirrored fitted wardrobes with shelving

SECOND FLOOR

- Master bedroom has en-suite shower, WC and wash hand basin
- Master bedroom features a large mirrored fitted wardrobe with shelving
- Electrically operated roof lights both to bedroom and en-suite for additional light
- Large front facing mansard window

BLOCK 'B'

GENERAL

- BT Fibre connection
- Car charging point ready
- Television point connection
- Zoned hot water system and underfloor heating (Worcester Bosch gas boiler) throughout all floors with additional solar panel energy
- Latest modern Duravit sanitary ware/ vanity units and showers throughout
- Rear gardens or courtyard
- All houses have the smart scan Automist fire suppression system integrated into ground floor kitchen and lounge areas

GROUND FLOOR

- Contemporary fully fitted kitchen, featuring high quality Profile Matte Dove Grey cupboards with Minerva Travertine Haze worktops. Sleek Jazz 1.5 bowl sinks in stainless steel paired with stylish chrome taps
- Top of the range Hotpoint Level 7 appliances to kitchen include:
 - Integrated single pyrolytic (self cleaning) multi function oven, and 60cm touch operated flexizone induction hob, with full height glass splashback and an angled extractor
 - Integrated 70-30 fridge/freezer
 - Integrated washer/dryer
 - Integrated 60cm dishwasher
- Integrated 60cm dishwasher

- Engineered wooden oak floors throughout in Berkeley White Oak
- Main hall windows with first floor window overlooking into hall space for additional light
- Rear kitchen/living areas separated by metal frame Crittal style glass screen door and side panel giving additional light to the hall space
- Hall cloakroom with toilet and wash handbasin, and mosaic patterned tiled floor
- Ground to first floor steel cantilever staircase with oak treads and under tread lighting, and wall hand rail with recessed lighting leading to all floors

FIRST FLOOR

- Two bedrooms each featuring en-suite shower, toilet and wash handbasin and mirrored wardrobe with shelving
- Study /4th potential bedroom feature light box with opaque glass for additional light

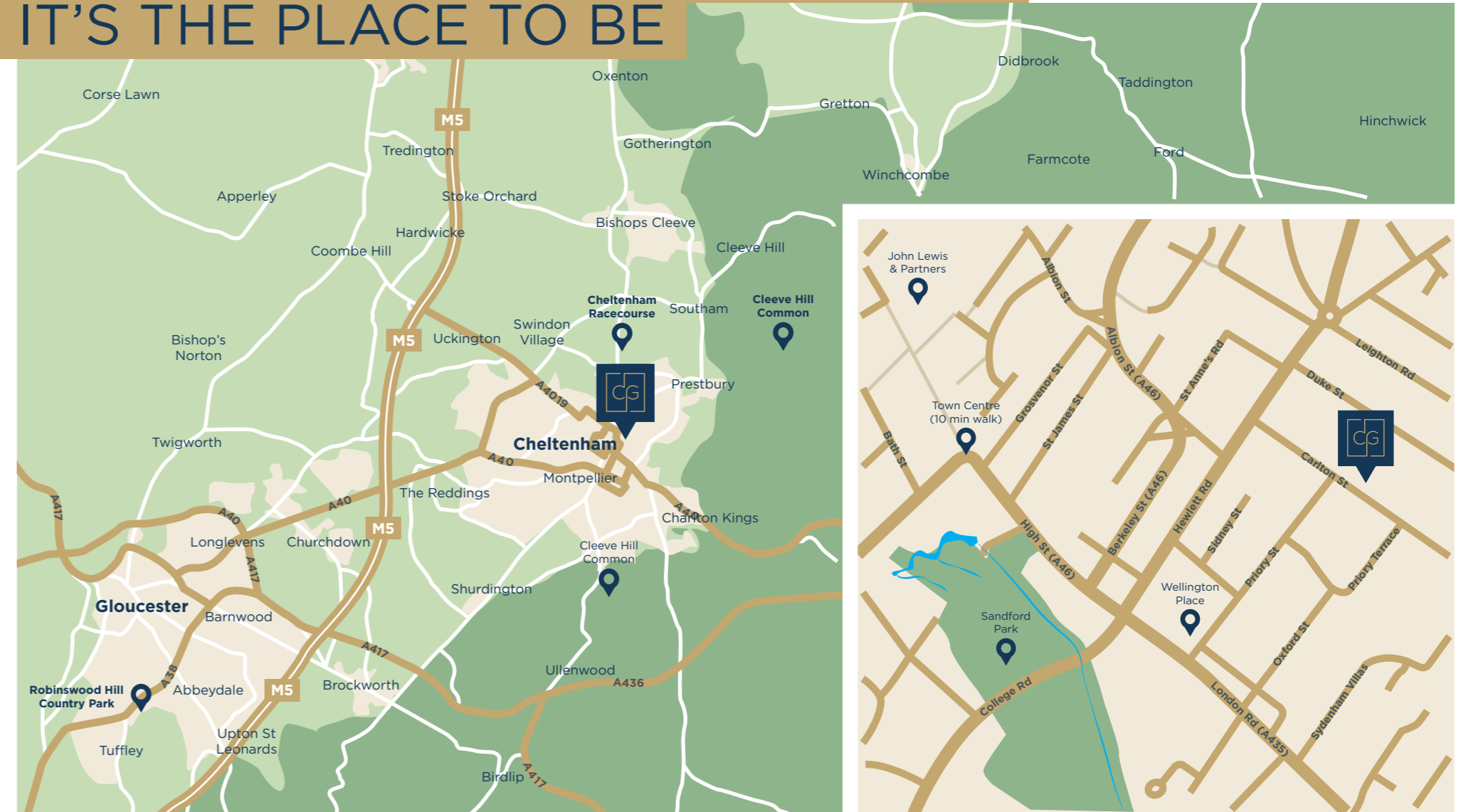
SECOND FLOOR

- Master bedroom with separate en-suite shower on one side, with toilet and wash hand basin on other side
- Master bedroom also features a large mirrored fitted wardrobe with shelving
- Electrically operated roof lights both to bedroom and en-suite for additional light
- Large front facing mansard window

LOCATION, LOCATION, LOCATION

IT'S THE PLACE TO BE

CARLTON GATE
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GL52 6AQ





CARLTON GATE

FOR ALL ENQUIRIES PLEASE CONTACT EDGEFERN HOMES

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® E D G E F E R N
H O M E S

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