

# Oaklands

Cheltenham, Gloucestershire





A modern Cotswold masterpiece inspired by Lutyens, offering significant family accommodation and a spacious self contained annex. Located less than 2.5 miles from the centre of Cheltenham.



#### Summary of accommodation

**Ground Floor:** Entrance hall | Reception room | Dining room | Kitchen/Breakfast room | Utility | Study | Games room

**First Floor:** Six bedrooms | Four En-suite | Family bathroom

**Garden and Grounds:** Double garage | Garden room | Garden store

## Situation

(Distances and times are approximate)

Oaklands is situated on Balcarras Road in the heart of popular Charlton Kings. Once a village but now incorporated into Cheltenham, Charlton Kings is a highly regarded and desirable residential location less than 3 miles from the centre of Cheltenham and on the edge of rolling Cotswold countryside.



Charlton Kings offers a range of independent local shops, cafes, doctors surgeries, excellent public houses and 2 golf courses.



Charlton Kings offers 2 very sought after schools - St. Edwards School and Balcarras School. Cheltenham is also recognised for its selection of excellent independent schools such as Dean Close School, Cheltenham Ladies College and Cheltenham College



The property is conveniently located with easy access to the A40 leading to Oxford and London and the M5 giving access to Birmingham and Bristol. The mainline railway station at Cheltenham Spa offers regular services to London Paddington.



## The Property

This exceptional property is a testament to the vision of a local builder, drawing inspiration from the architectural genius of Sir Edwin Lutyens. Constructed with bespoke, hand-crafted bricks and tiles, the residence stands out as a unique creation unlike any other in the area with luxurious living throughout.

Underfloor heating ensures year-round comfort. Leaded light double-glazed windows with stunning wooden mullions offer both elegance and energy efficiency and integrated speakers provide seamless audio in various rooms.

The dream family kitchen at the heart of the home boasts a magnificent 2.8m x 1.8m granite island and a suite of top-of-the-line Miele appliances, including an oven, steam oven, microwave, Nespresso coffee machine, plate warmer, two Fisher Paykel dishwashers, and a wine fridge.

Beyond the impressive kitchen, the expansive layout features:

A grand entrance hall with a sweeping oak staircase.

A triple-aspect drawing room, perfect for entertaining.

A dedicated study with built-in oak shelving.

A dining room seamlessly connecting to the kitchen.

A well-equipped utility room.

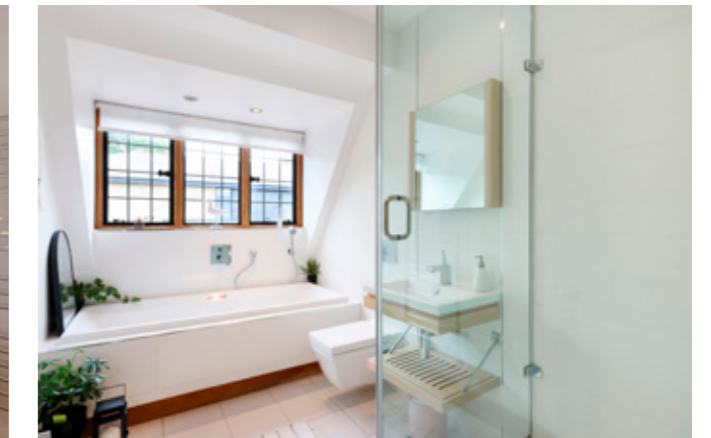




The upper floor offers five comfortable double bedrooms, including a luxurious master suite with an en suite bathroom. Two additional guest bedrooms also boast en suite shower rooms. On the second floor, a partially converted loft space presents exciting possibilities for further living space, subject to necessary approvals.

The property has been extended by the current owners to create a further wing providing garaging for two cars and a self-contained/ guest annexe. The annexe has a living space with a fitted kitchen and seating area on the ground floor, whilst upstairs there is a double bedroom with an ensuite shower room.

Whilst easy to separate this accommodation off, it is perfectly possible to include as part of the main house where the ground floor would make a fabulous games room.



## FLOORPLANS

Approximate Gross Internal Floor Area

Total Area: 516.9 sq m / 5,563 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

## PROPERTY INFORMATION

### Outside

Accessed through a secure gated entrance, the property boasts a circular driveway with ample parking. The rear of the house unveils breathtaking views of Leckhampton Hill and the Cotswold escarpment. The impressive grounds, designed by a Chelsea award winner, Peter Dowle, feature: two areas of lawn, three inviting outdoor seating areas, established borders bursting with colourful blooms and mature apple trees.

A recently added garden building to the side of the house has the potential for multiple potential applications as a home office, opulent workshop or even a garden shed.

### Property Information

#### Additional Information:

The house has been fitted with solar panels (PV) and a home battery. These improvements help harvest and store electricity to complement the mains power and reduce energy costs.

#### Services:

The property benefits from all mains services, including water, electricity, gas, and drainage.

#### Tenure:

Freehold

#### Council Tax:

Band H

#### EPC:

C

#### Postcode:

GL53 8QG





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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