



32 Carlton Street, Cheltenham - GL52 6AQ

Guide Price £625,000



32 Carlton Street

Fairview, GL52 6AQ

Welcome to Carlton Gate, an exclusive development close to Cheltenham town centre. No. 32 is the show home, showcasing modern design, high-end finish, and solar panels. The open-plan space, stylish ensuite, and private driveway make this property a standout choice.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Show Home
- Three Bedroom Three Storey Town House
- New Build Property
- 10 Year NHBC Warranty
- High Quality Specification Finish Throughout
- Driveway Parking





Welcome to Carlton Gate, an exclusive development of contemporary homes located within close proximity to Cheltenham Town Centre. Number 32 represents the show home of this stunning collection and showcases the exceptional finish, design detail, and modern specification that define the development. Each property has been beautifully designed to blend high-end style with practical everyday living, and Number 32 further benefits from solar panels and a private driveway providing parking.

Hallway: The home opens into a bright and striking hallway featuring engineered oak flooring, underfloor heating, and a bespoke open-tread staircase with glass balustrade and integrated lighting. Full-height windows flood the space with natural light, and glazed doors lead through to the open-plan kitchen, dining, and sitting area, setting the tone for the sophisticated design throughout.

Kitchen/Dining/Sitting Room: Spanning the full depth of the property, this impressive open-plan space offers an ideal setting for modern living and entertaining. The sleek designer kitchen is fitted with soft-close cabinetry, high-specification integrated appliances, and quartz-effect worktops. A peninsula breakfast bar provides casual seating, while the dining area easily accommodates a full-size table. The sitting area is positioned to the rear with contemporary glazing allowing light to pour through. The entire space benefits from underfloor heating and recessed lighting, creating a seamless, warm atmosphere that perfectly complements the home’s modern aesthetic.

Cloakroom: A stylish cloakroom is located off the hallway and features a wall-mounted vanity unit with basin, WC, and large-format tiling in a neutral palette.

Bedroom Three: Positioned on the first floor, this spacious double room features built-in mirrored wardrobes, a Juliet balcony, and a sleek ensuite shower room. The ensuite is finished with contemporary tiling, a wall-hung vanity unit, and a walk-in shower with rainfall head and niche lighting.

Bedroom Two: Also located on the first floor, this generous double bedroom includes built-in storage and its own beautifully appointed ensuite with walk-in shower, vanity basin, and WC, all presented in a soft neutral scheme with chrome fittings.

Bedroom One: Occupying the entire second floor, the principal suite is an impressive and tranquil retreat. The bedroom features fitted mirrored wardrobes, luxurious carpet, and a large window that frames distant views. The ensuite shower room offers a spa-like finish with large walk-in shower, rainfall head, vanity unit, heated towel rail, and skylight flooding the space with natural light.

Exterior: To the front of the property is a private driveway providing allocated parking, complemented by a discreetly integrated electric vehicle charging point. The exterior design mirrors the development’s striking contemporary architecture, with clean lines, contrasting tones, and solar panels designed to improve energy efficiency and sustainability. While there is no rear garden, the home’s central location places it just moments from Sandford Park and Cheltenham Lido, ideal for those seeking easy access to outdoor leisure spaces.

Additional Details: Solar Panels, NHBC Warranty, Electric Vehicle Charging Point, Underfloor Heating

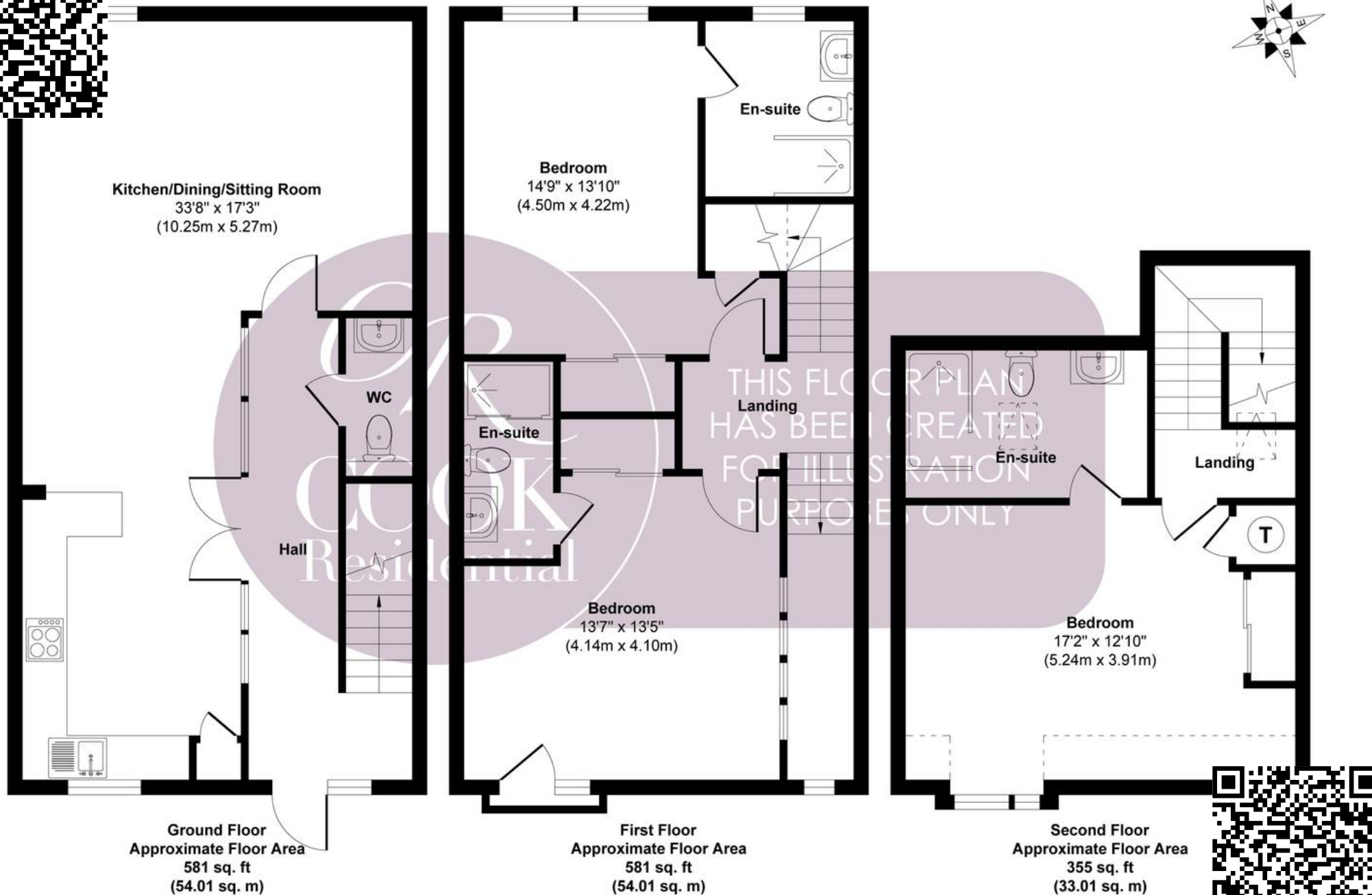
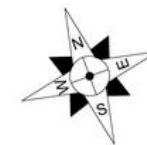
Tenure: Freehold

Council Tax Band: D

Estate Charge: £350 per annum

Location: Carlton Gate is ideally positioned within walking distance of Cheltenham’s vibrant town centre, just 800 metres from the pedestrianised High Street and 700 metres from Sandford Park and Lido. Cheltenham is renowned for its fine Regency architecture, high-quality shopping, acclaimed restaurants, and excellent state and private schooling. The town also offers extensive leisure facilities including several gyms, tennis and golf clubs, and Cheltenham Racecourse. Access to the motorway network is via Junctions 10 and 11 of the M5, with direct train services to London and other major cities from Cheltenham Spa station.

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Approx. Gross Internal Floor Area 1517 sq. ft / 141.03 sq. m

Produced by Elements Property





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