

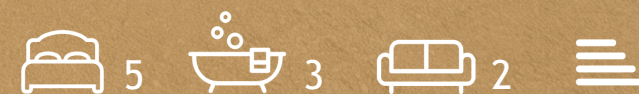


MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



2 The Paddocks, Swindon Lane,
Cheltenham GL50 4NY
£5,750 Per Calendar Month



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An exceptional four / five bedroom contemporary home extending to approximately 2,800 sq ft, forming part of The Paddocks, an exclusive development of just two individually designed properties by highly regarded local builders, Churcham Homes.

Finished to an impressive specification, the property has been designed with a strong emphasis on light, space and energy efficiency.

At the heart of the house is a superb open plan kitchen, dining and sitting room with integrated appliances, a generous breakfast island and large sliding doors opening onto the garden. The space is enhanced by a dramatic vaulted ceiling rising to first floor level, with extensive glazing allowing an abundance of natural light. A separate utility room provides further storage and direct external access.

To the front is a spacious triple aspect sitting room, which could also serve as a fifth bedroom, together with a downstairs cloakroom.

The ground floor also provides four double bedrooms. The principal bedroom benefits from an en suite shower room and walk in wardrobe, while bedroom two also has an en suite. Bedrooms three and four are served by a family bathroom with separate bath and shower.





The first floor features an impressive gallery style reception space overlooking the living accommodation below and enjoying far reaching rural views towards Cleeve Hill.

Further features include underfloor heating throughout, an air source heat pump, ABB home automation and EV charging.

Outside are landscaped gardens, a car port for two vehicles and driveway parking for a further two.

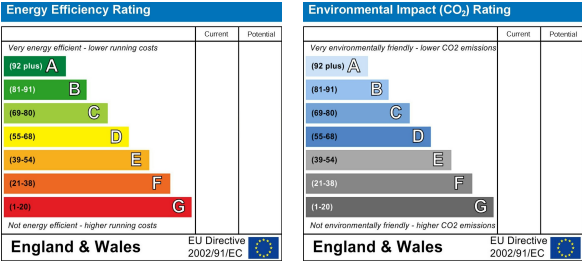
The Paddocks is situated off Swindon Lane, close to Cheltenham Racecourse, Pittville, Cheltenham town centre and the surrounding countryside, with good access to local schools, the M5 and Cheltenham Spa railway station.



Floor Plan



Energy Efficiency Graph



Area Map



Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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