



CHESTNUT HOUSE

Cheltenham, GL51 0XX



PHEASANT LANE, CHELTENHAM, GLOUCESTERSHIRE, GL51 0XX

Chestnut House is a beautifully appointed five-bedroom detached family home, enjoying well balanced accommodation, a generous rear garden and an excellent specification throughout.



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Local Authority: Cheltenham Borough Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,250,000



STYLISH SPACES WITH EVERYDAY PRACTICALITY

Chestnut House is an exceptional five-bedroom detached family home, offering elegant and beautifully balanced accommodation, outstanding A rated energy efficiency, cutting-edge connectivity and a delightful garden setting.

To the front of the house is a study, ideal for home working, while the sitting room is generously proportioned with dual aspect windows, centred around a log-burning stove and bespoke media unit. A further reception room offers excellent versatility and would work equally well as a playroom, snug or family room.







EXCEPTIONAL SPACE FOR FAMILY LIVING

The heart of the home is the spacious kitchen dining room, a superb everyday living and entertaining space with bi-fold doors opening onto the rear garden. The kitchen is complemented by a useful utility room, and underfloor heating runs throughout the ground floor.

Particular attention has been paid to the technological infrastructure of the property. Professionally installed structured cabling is connected to a central communications cabinet, creating a robust high-speed network throughout the house. TV and data points are provided in every room, offering seamless connectivity for home working, media streaming, smart televisions and wider smart home integration.

The first floor provides five well-proportioned double bedrooms. The principal suite enjoys a dressing room and en suite bathroom with freestanding bath and separate shower, while two further bedrooms also benefit from en suite facilities and built in wardrobes. The remaining two double bedrooms are served by a well-appointed family bathroom with separate bath and large shower.







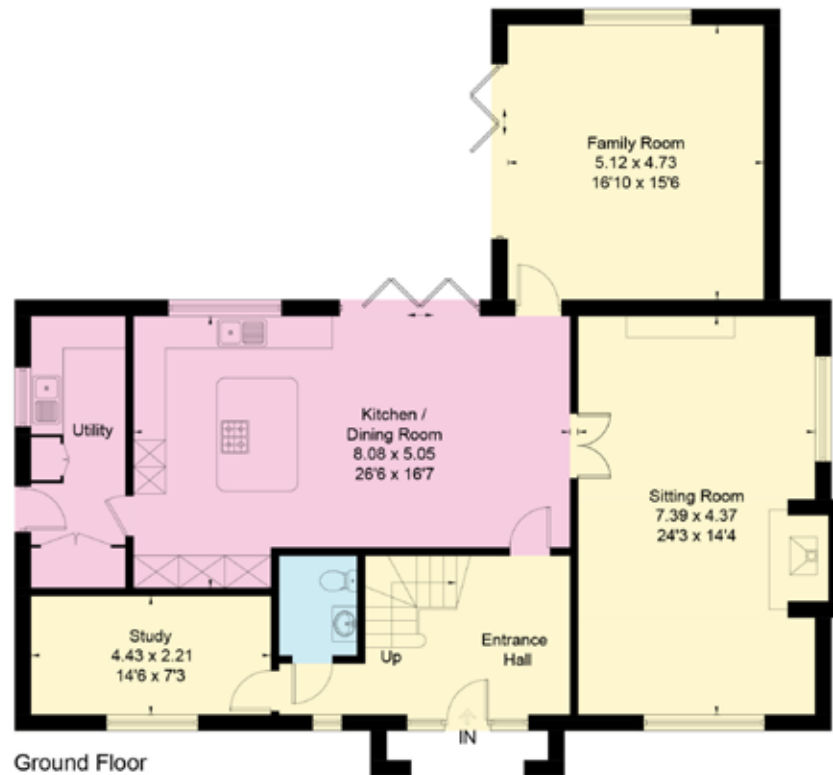
MODERN LIVING WITH EXCEPTIONAL EFFICIENCY

Outside, the house is approached via electric gates, giving access to Chestnut House and just two other properties. There is a private driveway with space for multiple cars and access to the double garage with electric car charging. To the rear, the generous garden offers a wonderful space with plenty of room for outdoor dining and entertaining. At the bottom of the garden is a small brook with the Fiddlers Green Nature Reserve beyond.

Built just two years ago, Chestnut House combines the advantages of contemporary living with the peace of mind of around eight years remaining on its new-build warranty. Designed for efficiency and comfort, the property features air source heating, solar panels and high-performance insulation, resulting in an impressive A energy rating.







(Including Garage)

Approximate Gross Internal Area = 311.1 sq m / 3348 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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