Knight Frank



8 POLEFIELD GARDENS

CHELTENHAM GL51 6DY



SUSTAINABLE TOWNHOUSE LIVING

A striking detached townhouse offering sustainable modern living with a separate double garage.

			EPC
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Local Authority: Cheltenham Borough Council
Council Tax band: G
Tenure: Freehold

Guide Price: £1,150,000



8 POLEFIELD GARDENS

Tucked away in an exclusive, private enclave just off Hatherley Road, this impressive contemporary townhouse offers beautifully presented accommodation arranged over four floors, combining striking modern design with versatile family living. An award-winning eco home, recognised with a Green Building Award in 2017, it features triple glazing, solar panels and a heat recovery system, achieving an outstanding A+ energy rating for efficiency and sustainability.

A welcoming reception hall leads to a stunning open plan kitchen and dining room, fitted with sleek contemporary cabinetry and integrated appliances, creating an ideal space for both everyday living and entertaining. Adjoining the kitchen is a comfortable sitting room, while the lower ground floor provides further flexibility with a generous reception room opening onto a sheltered courtyard terrace, together with a bedroom suite and utility room.







VERSATILE CONTEMPORARY LIVING

The upper floors are dedicated to bedroom accommodation. The principal suite occupies the top floor and enjoys a dressing room, en-suite bathroom and access to a private balcony overlooking the surrounding greenery. Three further bedrooms and a family bathroom are situated on the first floor, providing well balanced accommodation for families and visiting guests



OUTSIDE AND LOCATION

Externally, the property benefits from a private walled garden, driveway parking and a detached garage. Surrounded by mature trees and discreetly positioned away from the road, the setting offers a wonderful sense of privacy while remaining exceptionally convenient for Cheltenham's amenities.

Polefield Gardens is ideally located within easy reach of Montpellier, The Promenade and Cheltenham town centre, renowned for its boutiques, restaurants, bars and cultural festivals. Excellent schooling options, sporting facilities and transport links are all readily accessible, making this an outstanding home in one of Cheltenham's most convenient locations.







POLEFIELD GARDENS, GL51

Approx. gross internal area 2648 Sq Ft. / 246.1 Sq M.
Approx. gross internal area 2956 Sq Ft. / 274.7 Sq M. Inc. Garage



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)

We would be delighted to tell you more.

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