

1 ASHFORD MEWS,

NORTHWICK CLOSE, ASHFORD ROAD,
CHELTENHAM, GLOUCESTERSHIRE, GL50 2RJ





An impressive two-bedroom home, quietly positioned in this exclusive development just off Ashford Road, near The Park. Designed by RIBA architects Stanley Partnership and built by respected local developer Marcus Homes, the property combines generous, well-planned accommodation with a high-quality specification, private parking and an integral garage.

Set within the discreet and secluded Northwick Close, Ashford Mews is a small development of just three contemporary homes, ideally positioned close to The Park and within easy reach of Cheltenham's town centre.

A particularly well-designed two-bedroom house, with the accommodation arranged to make excellent use of the available space. A spacious reception hall leads through to the principal living accommodation, comprising an impressive open-plan kitchen, dining and sitting room. A large picture window provides an attractive outlook, whilst the dining area incorporates a breakfast bar, creating a versatile space for everyday living and entertaining.

The kitchen was fitted by Abitalia and features stone work surfaces, integrated appliances and a separate utility area. There are two good-sized double bedrooms, together with a beautifully appointed shower room finished with Mandarin Stone tiling, Laufen sanitary ware and matt black fittings.

A glazed balcony at first floor level provides a valuable extension to the living space, with sufficient room for alfresco dining. The property also benefits from an integral garage with electric up-and-over door, electric vehicle charging point and a discreet bin store, together with additional parking within the private road.

Ideally located in one of Cheltenham's most sought-after residential areas. The excellent amenities of Bath Road, Tivoli and The Suffolks are all within easy walking distance, whilst Montpellier and the town centre are also readily accessible, offering a range of independent shops, boutiques, restaurants and wine bars.

The property benefits from 4 years remaining on the new home guarantee provided by Premier Guarantee.



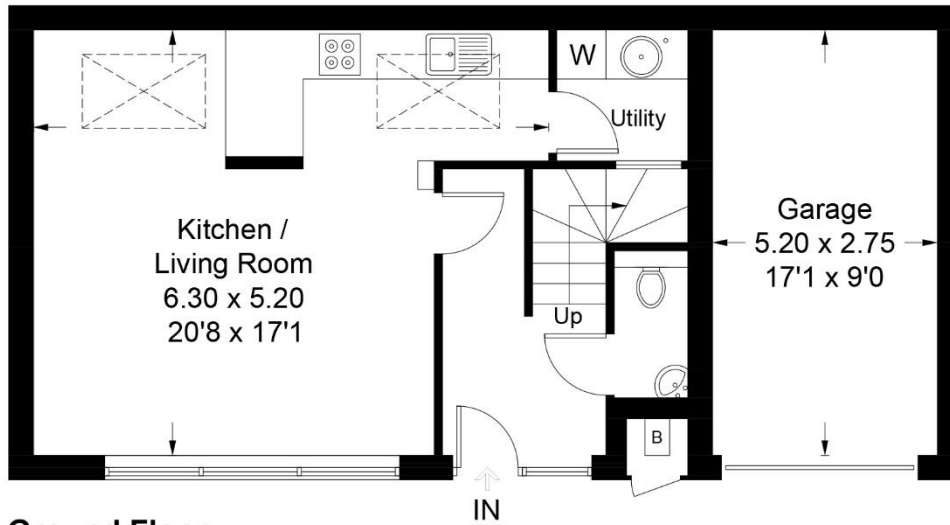


Ashford Mews

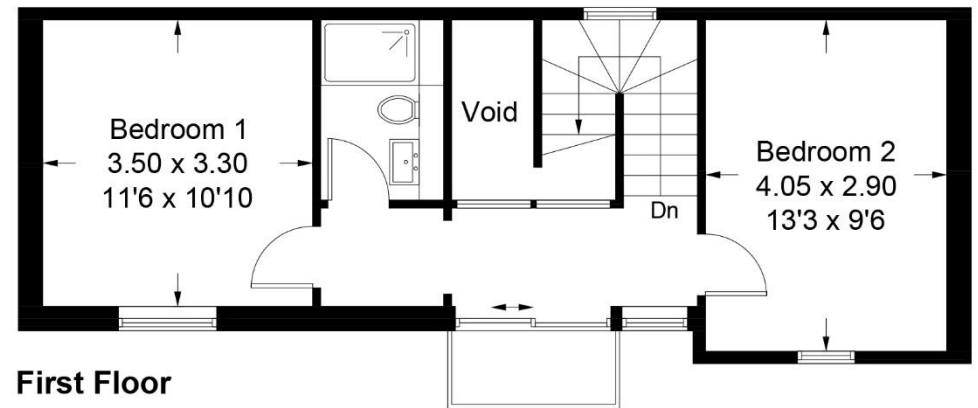
Approximate Gross Internal Area = 82.4 sq m / 887 sq ft (Including Void)

Garage = 14.3 sq m / 154 sq ft

Total = 96.7 sq m / 1041 sq ft



Ground Floor



First Floor



GENERAL INFORMATION

Mains water, gas and electricity and drainage are connected to the property.

EPC

Current – 81 B.
Potential – 93 A.

COUNCIL TAX

Cheltenham Borough Council – 01242 262626.
Band (D) - £2,356.15pa. (2026/2027).

TENURE

Freehold.

VIEWINGS

Strictly by prior appointment through
Charles Lear & Co. on 01242 222722.

Charles Lear & Co.

103 Promenade | Cheltenham | Gloucestershire | GL50 1NW
+44 (0)1242 222722 | sales@charleslear.co.uk | charleslear.co.uk

