Knight Frank



PRIORY VILLA

CHELTENHAM, GL52 6DG



CONTEMPORARY ECO LIVING

Finished to an exceptional standard, this striking contemporary eco-home extends nearly 3,000 sq. ft. and offers beautifully designed accommodation arranged over four floors.

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

Guid price £1,650,000



PRIORY VILLA, 34 PRIORY STREET

An outstanding detached eco-home, constructed in 2021, finished to an exacting specification, Priory Villa occupies a sought-after position in the heart of Cheltenham. Behind an attractive dressed stone façade, the property is approached via elegant wrought iron gates and stone steps leading to an impressive entrance. A welcoming reception hall sets the tone for the quality and craftsmanship found throughout.

The raised ground floor provides a stunning open-plan living space, perfectly suited to modern family life and entertaining. The contemporary kitchen is fitted with Corian work surfaces, a range of integrated Neff appliances and a breakfast bar, seamlessly flowing into the living and dining areas. Doors open onto the rear elevation with stone steps leading down to the private west-facing garden.







FLEXIBLE LUXURY LIVING

The lower ground floor offers exceptionally versatile accommodation and could easily serve as a self-contained guest or ancillary living area. It comprises a generous dual-aspect family room with sliding doors to the garden, a double bedroom with fitted wardrobes, a home office with doors opening onto a charming patio, a utility room complete with washing machine and tumble dryer, and a beautifully appointed bathroom.







Priory Villa has achieved an impressive energy efficiency rating of 97/100, reflecting its commitment to sustainable and environmentally conscious living. The property is equipped with an air source heat pump, solar panels, and a mechanical ventilation with heat recovery (MVHR) system, which continually circulates and refreshes the air throughout the home.

Further benefits include a pressurised hot water system, a mist fire suppression system, mains electricity, water, and drainage, together with underfloor heating throughout the property, ensuring exceptional comfort and efficiency year-round.









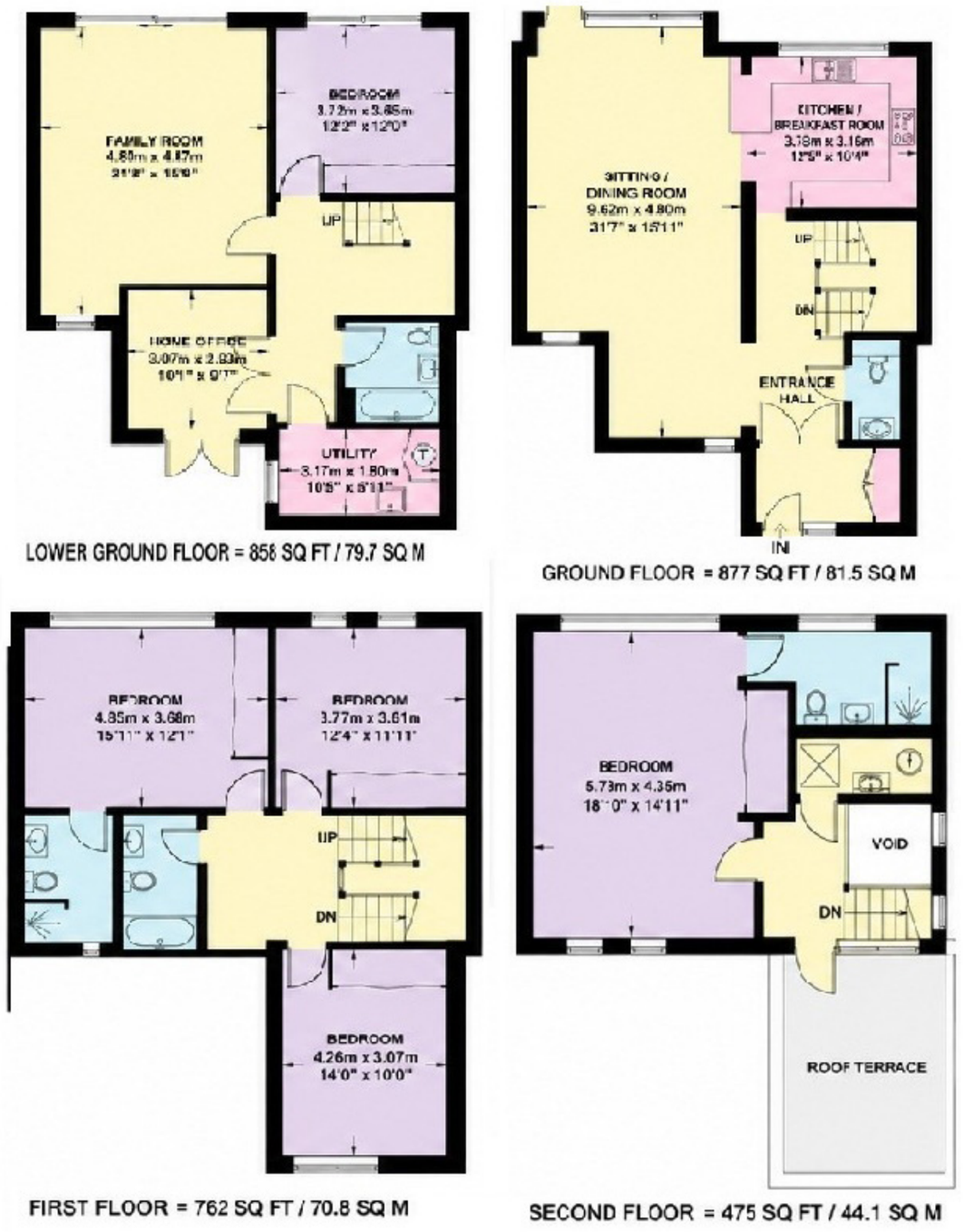
OUTSIDE AND LOCATION

Externally, the property benefits from off-road parking for two vehicles, an electric vehicle charging point and a beautifully landscaped west-facing garden designed for ease of maintenance and outdoor enjoyment.

Set back from the road, Priory Villa enjoys an enviable position within easy walking distance of Sandford Park, Cheltenham Lido and Cheltenham General Hospital. The town centre is approximately a ten-minute walk away, while the fashionable Promenade and Montpellier district offer an excellent selection of boutique shops, cafés, restaurants and wine bars.

Cheltenham is renowned for its excellent educational facilities, including a number of highly regarded independent and state schools. The town is also famous for its vibrant calendar of cultural events, including the Literature, Jazz and Science Festivals, together with National Hunt racing at Prestbury Park.





Approximate Gross Internal Area = 276.1 sq m / 2972 Sq ft
(Excluding void)

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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