ALTHORP & CO

23 Fairmont Street, Bishops Cleeve, Cheltenham, GL52 7AJ

CONTEMPORARY LIVING, BEAUTIFULLY ESTABLISHED

There is something immediately appealing about the position of this home. Set on a corner within the Spitfire Homes development, with an uninterrupted outlook towards greenery, it feels open and pleasantly removed from the more enclosed feel often associated with newer developments.

Built in 2022, the house itself has all the advantages you would expect from a modern home, but what is perhaps less expected is how established it already feels. The current owners have clearly enjoyed making it their own, particularly outside and that care has given the property a warmth and maturity that can take years to create.

Step inside and the generous entrance hall gives an immediate sense of the space within, with Karndean flooring drawing you naturally further into the home. The staircase rises to the first floor with useful storage neatly tucked beneath, while the layout begins to reveal a house thoughtfully arranged around everyday family life.

The separate sitting room offers a welcome change of pace from the more sociable spaces beyond; a comfortable place to retreat to at the end of the day or simply close the door for a little quiet. A generous cloakroom and conveniently positioned utility room add the practicality a family home needs, keeping the everyday essentials neatly away from the principal living areas.

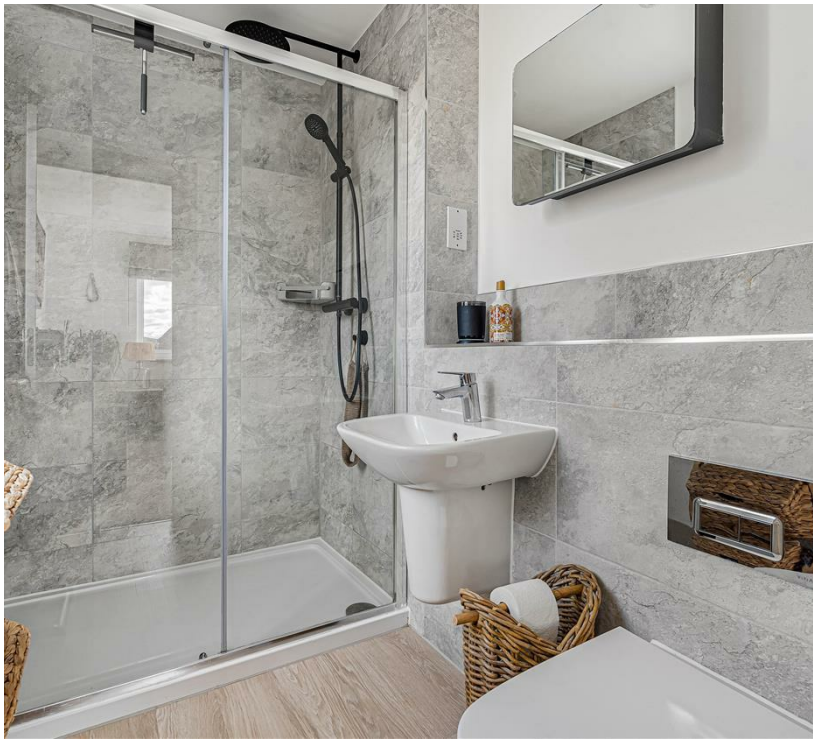
The real heart of the home sits across the rear. The open-plan kitchen, dining and family room is wonderfully light, with two additional windows drawing daylight into the space and doors opening directly onto the south-facing garden. It is easy to imagine this becoming the room where much of life happens: breakfast around the island, doors open to the garden on a summer afternoon or friends gathered around the table for dinner.

The kitchen has been designed with both appearance and practicality in mind, with plentiful cabinetry, a useful spice cupboard and a central island with breakfast bar seating. Integrated NEFF appliances include an induction hob, an oven, combination oven and extractor, together with a built-in fridge freezer, while dedicated space has been allowed for an American-style fridge freezer.

Upstairs, the generous landing continues the feeling of light and space and leads to four bright and inviting bedrooms.

The principal bedroom is a particularly restful space, looking peacefully across the rear garden and complemented by its own beautifully appointed ensuite shower room. The guest bedroom enjoys the open green outlook to the front, while the remaining two rooms allow the house to adapt as life changes, whether needed for children, visiting family or working from home; the fourth is currently used by the owners as a study.

The family bathroom completes the first floor and has been finished in the same understated contemporary style, with porcelain tiling, Karndean flooring and a bath with shower over.



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It is outside, however, that the owners have really softened the edges of this relatively new home. Facing south, the garden has been thoughtfully landscaped to create somewhere that feels established rather than newly planted. A patio immediately outside the house naturally extends the living space during the warmer months, with lawn beyond and raised beds filled with planting chosen to provide interest throughout the year. It is a garden for morning coffee, long summer evenings and simply opening the doors and allowing the house and garden to become one.

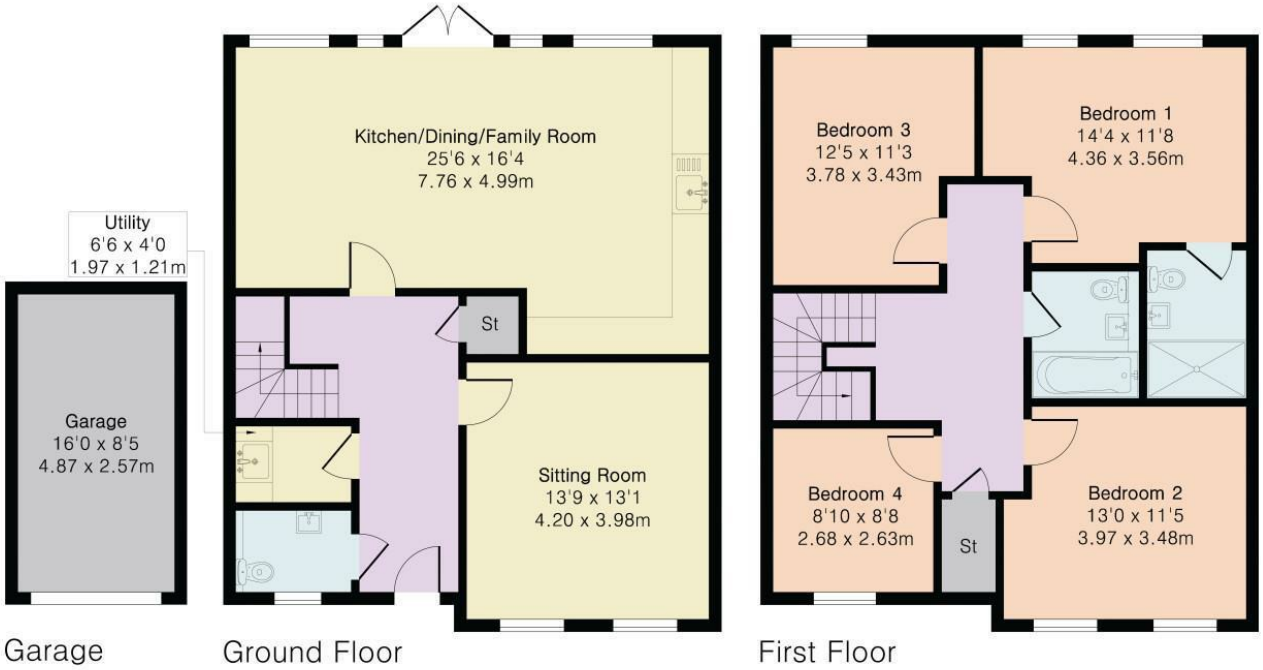
A side gate provides convenient access between the front and rear of the property, with the separate garage also accessible from the garden, while the driveway provides tandem parking for two cars.

The modern credentials of the house have not been overlooked either. An air source heat pump is complemented by solar panels installed in 2025 and an EV charger. The remaining NHBC warranty provides further reassurance.

Location: 23 Fairmont Street enjoys a convenient position on the edge of Bishop's Cleeve, with the village centre offering independent shops, cafés, supermarkets, schools and everyday amenities. A new state-of-the-art David Lloyd health and fitness club, due to open in 2027, will be within walking distance, while Cleeve Hill and the surrounding Cotswold countryside are close by. Cheltenham, approximately 4.9 miles away, offers a wider choice of renowned schools, shopping, restaurants and cultural attractions, with M5 Junction 10 & 11 providing convenient connections north towards Birmingham and south towards Bristol.

Approximate Gross Internal Area 1524 sq ft - 142 sq m
(Excluding Garage)

Ground Floor Area 762 sq ft – 71 sq m
First Floor Area 762 sq ft – 71 sq m
Garage Area 135 sq ft – 13 sq m



Council: Tewkesbury Borough Concil
Council Tax: E
EPC: B
Title number: GR475649
Tenure: Freehold
Agents Note: Fairmont communal maintenance: £150 p.a.

For further
information please call
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