



4

Bedrooms



3

Bathrooms





Welcome to The Elms – a stunning, contemporary property perfectly blending modern amenities with countryside charm.

**Entrance Via** -The front of the property features a black composite door with inset glazing and UPVC double glazed feature windows, flooding the entrance with natural light.

**Reception Atrium** - This exceptional statement entrance space provides a bright and modern welcoming space to receive guests. The feature open oak stairwell has bespoke glazed balustrades and understairs storage space. Having tiled flooring throughout and spot lighting. Range of power points, underfloor heating and doors leading off.

**Downstairs Cloakroom** - UPVC double-glazed obscured window to front. Tiled flooring, two-piece white suite comprising of; wash hand basin with chrome mixer tap and single tile splashback. Low-level push button WC and extractor fan. Spot lighting, underfloor heating and touch light mirror.

**Utility Room** - Large UPVC double-glazed window, to front elevation and half glazed door to side. Tiled flooring throughout and a range of soft close, matt black units with mable effect worksurfaces and matching upstands. Stainless steel sink and drainer with mixer tap. Spot lighting and range of power points. Space for the washing machine and tumble dryer. Central heating control unit and underfloor heating.

**Open Plan Kitchen/Dining & Living Space** - This truly exceptional room is perfect for families and entertaining. Providing spacious, bright and versatile options to suit the new owner.

### **Kitchen Area**

Large UPVC double-glazed window to rear aspect with garden outlook and amazing countryside views. The stunning bespoke kitchen has an excellent range of base any eye level contrastic dark grey and walnut wood effect soft close units and drawers with granite worksurfaces and matching upstands. Integrated full size fridge, freezer and dishwasher. Two eye level Neff double electric ovens and five ring Neff hob with extractor and black glass splash back. Black composite sink with mixer tap and drainer. Peninsula with integral shelving and seating area. with feature lighting. Spot lighting and tiled flooring. Under floor heating, range of power points and open into

### **Dining /Living Area**

UPVC bifold door to rear giving access to the garden. UPVC double-glazed window to side with garden outlook. Fantastic space for the dining table and lounge area. Features spotlighting and power points. Tiled flooring ans TV/ Internet points. Underfloor heating and door to.



**Lounge/ Snug** - This charming separate room gives a chance to escape the open living space and relax. UPVC bifold doors give access to the rear garden. Spot lighting and power points. TV and internet points.

**Office** -UPVC double-glazed window to front elevation. Spot lighting and Fibre internet point. Underfloor heating and power points.

**First Floor Landing** - Beautiful gallery-style landing with oak stairwell and glass balustrade. UPVC double glazed picture window brings in an abundance of natural lighting. Spot lighting, power points, and radiator. Loft access, and doors leading off; Door to airing cupboard with shelving and power point.

**Master Bedroom** - Fantastic room with UPVC double-glazed doors to juliet balcony with exceptional elevated rural views. Walk in wardrobe with an abundance of hanging rails and shelving. Spot lighting and radiators. Power points, TV and internet points.

**En-suite** - Low level push button W.C and wash hand basin with mixer taps and two drawer vanity units under. Double step in glazed shower with rainfall head and attachments. Tiled splash backs and vinyl flooring. Shaving point and chrome effect heated towel rail. Spot lighting and touch light mirror.

**Bedroom Two** - UPVC double-glazed window with countryside views. Fitted double wardrobes with oak doors. Radiator and power points. TV point and central pendant lighting.

**Bedroom Three** - UPVC double-glazed window to front elevation. Radiator and TV point. Central pendant lighting, power points and internet point. Door to;

**En-suite** - UPVC double-glazed obscured window to front aspect. Low level push button W.C and wash hand basin with tiled splash backs and mixer tap. Double glazed step in shower cubicle with shower, tiled splash backs and attachments. Vinyl flooring and chrome effect heated towel rail. Touch light mirror and spot lighting.

**Bedroom Four** - UPVC double-glazed window with elevated rural views. Power points and central pendant lighting. Radiator and TV point.

**Bathroom** - UPVC obscured double-glazed window to the front aspect. Bright and spacious with a luxury feel the bathroom comprises of; Low level push button W.C and large vanity unit with integral wash hand basin, mixer tap and tiled splash back. Large double shower with glazed screen and rainfall shower with attachments. Modern freestanding bath with central mixer taps. Touch light mirror and heated towel rail. Spot lighting and tiled splash backs. Vinyl flooring and extractor.



## **To the outside**

Porcelain wraparound paved pathway leads to a spacious patio terrace and large lawned area laid to turf. Sympathetic fenced boundaries offer views to open countryside and woodland beyond.

To the side is a UPVC composite style canopy, wooden privacy fencing, and additional lawn areas. Wall lighting, UPVC fascias, and guttering.

## **Driveway**

The property boasts bespoke wooden double gates and wooden fencing, a gravelled driveway providing ample space for four vehicles and turning. Raised barked borders with flowering shrubs.

## **Garden & Pathways**

A Porcelain tile pathway leads through the lawned areas to the front door, Additional Porcelain tiled walkways provide access to the garage and side door. You also have access to both sides of the property and the rear garden. Outside power and lighting.

## **Garage**

The large detached double garage is equipped with an electric up-and-over door, vaulted ceiling ideal for storage, a composite side access door, and wall lighting.

## **Transport Links**

The property benefits from a charming village location but has excellent transport links to Gloucester ( 8 miles ) and Cheltenham ( 14 miles ) Ideal for commuting to M5.

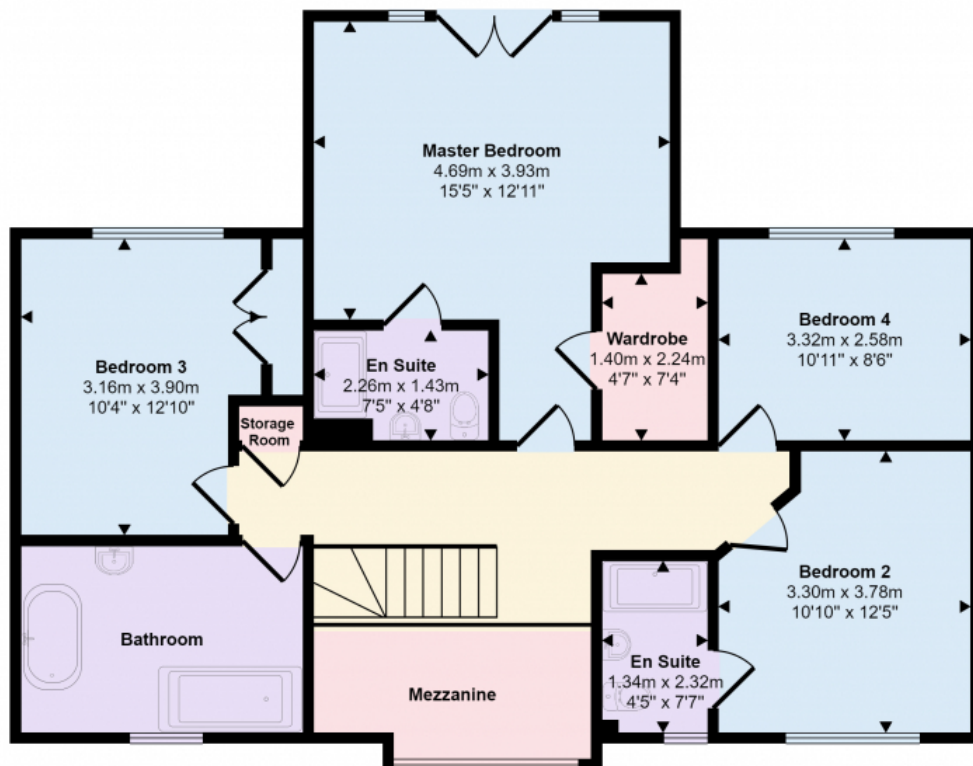
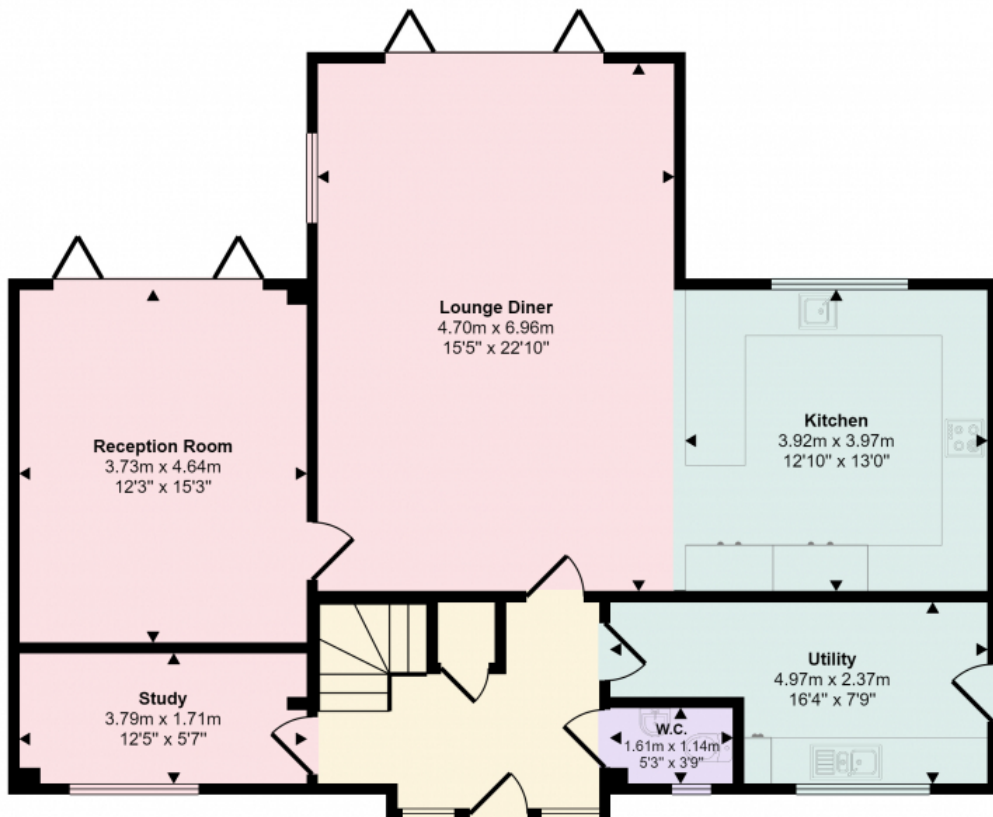
## **Agents Notes**

- Newly built
- No onward chain
- Great links to Gloucestershire and M5
- Close to Herefordshire
- Nearby attractions include cafes and garden centres
- Septic tank

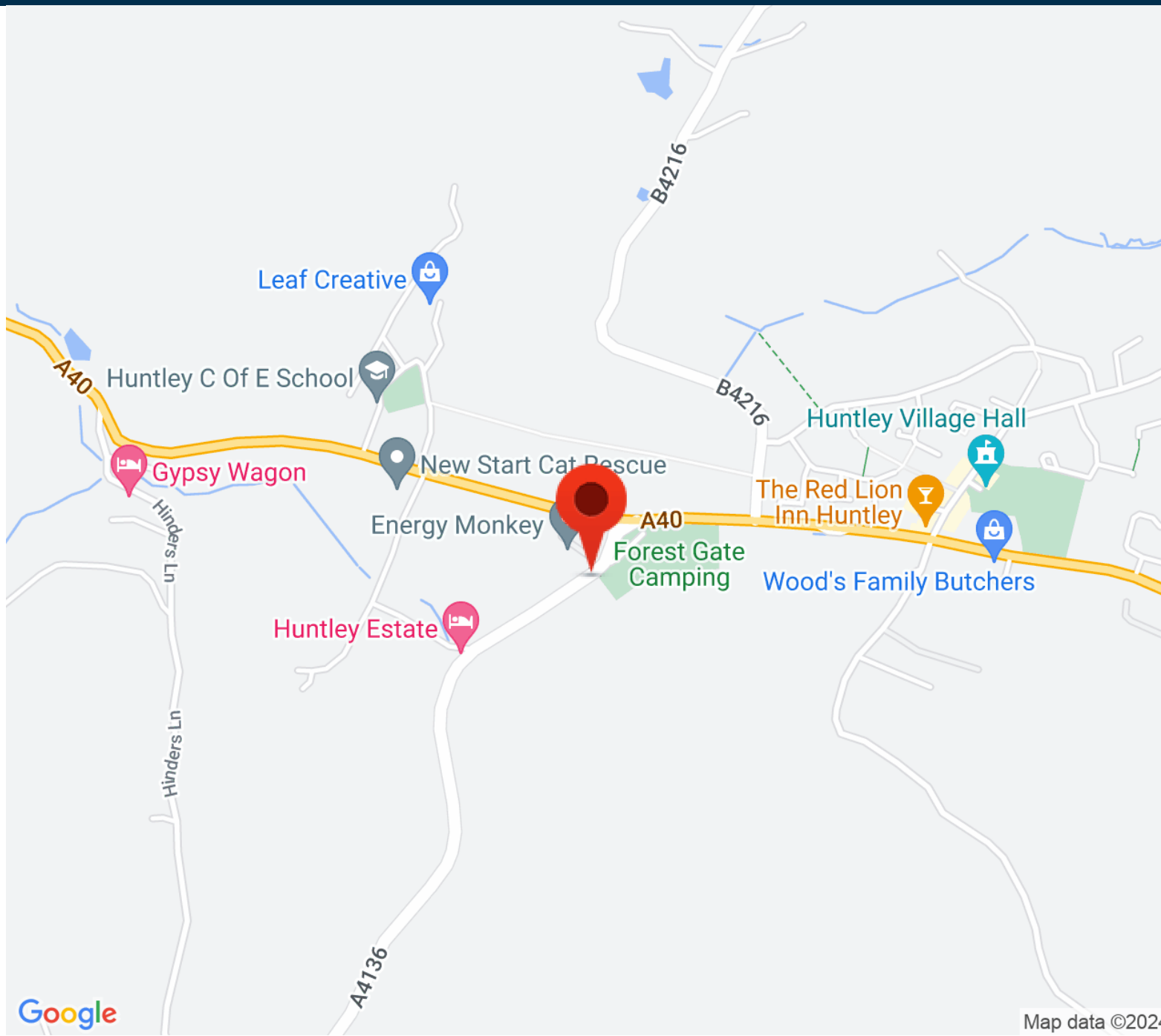


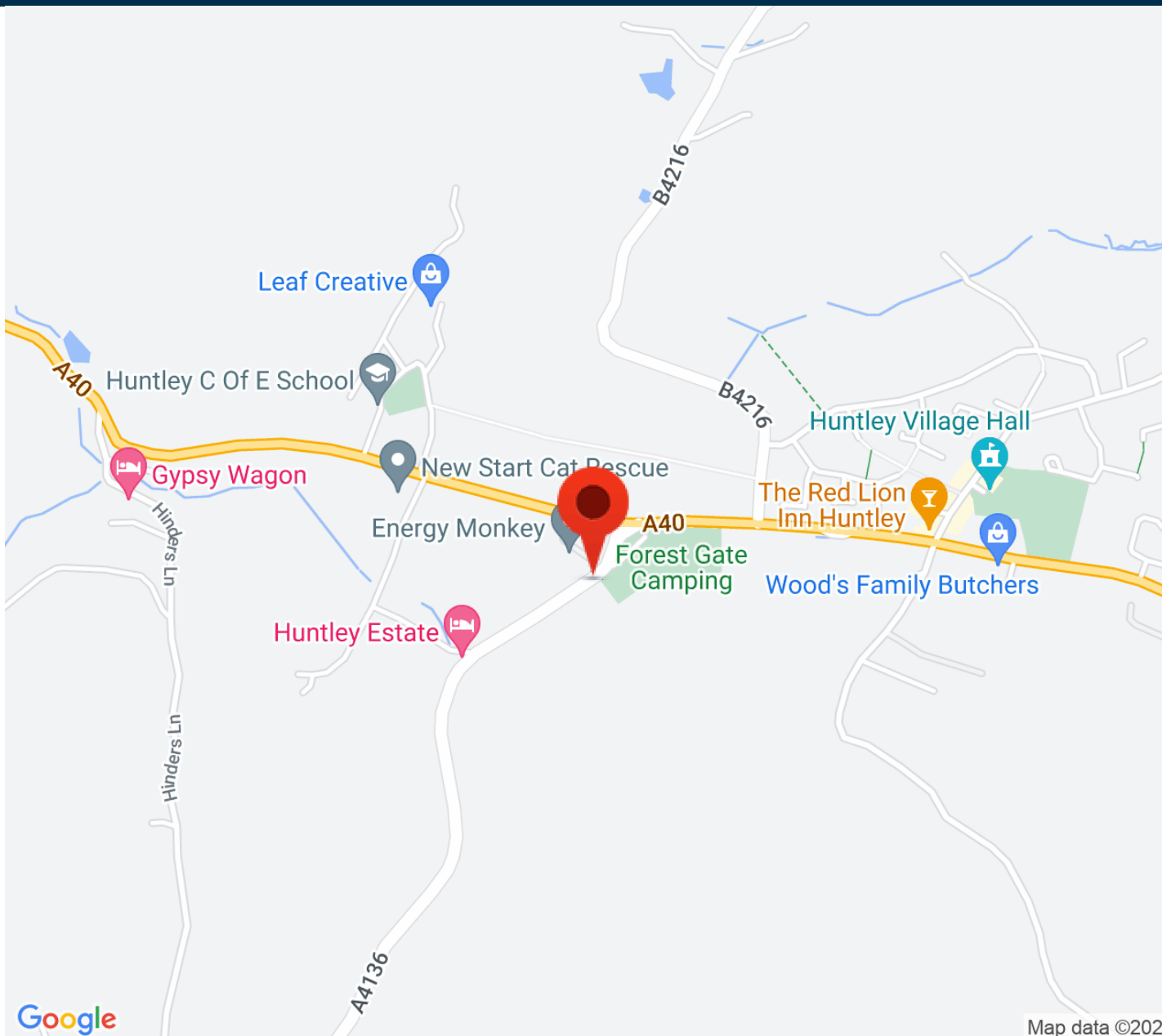


Approx Gross Internal Area  
186 sq m / 2003 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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