

PETCH COURT
GLOUCESTER ROAD
CHELTENHAM, GLOUCESTERSHIRE, GL51 8FB

Cape
HOMES  LIMITED

 Charles Lear



A select collection of seven contemporary four-bedroom homes, combining generous accommodation, considered design and an exceptionally convenient Cheltenham location.

Developed by the multi award-winning Cape Homes, this exclusive collection reflects the company's reputation for thoughtful design, quality craftsmanship and meticulous attention to detail.

Ideally positioned close to Cheltenham Spa Railway Station and within easy reach of Montpellier, the town centre and the M5, these beautifully designed homes are perfectly suited to modern lifestyles, offering an ideal balance of connectivity, comfort and convenience.

Designed with modern living in mind, each home extends across three floors and provides flexible accommodation including four bedrooms, three bath or shower rooms, generous living spaces and private gardens.

Of the two house types, the larger (No's 3 & 9) measure just under 1,800sq.ft. The ground floor centres around an impressive open-plan kitchen/dining space with central island, designed as the heart of the home and opening onto the rear garden. A separate sitting room provides a peaceful retreat, while a cloakroom and under-stair storage cupboard complete the accommodation.

The first floor provides three double bedrooms, including a guest suite with en-suite shower room, together with a family bathroom. The top floor is dedicated to an impressive principal suite with a four-piece en-suite. All four bedrooms benefit from fitted wardrobes.

The second house type (No's 4, 5, 6, 7 & 8) extends to approximately 1,400sq.ft. of thoughtfully arranged accommodation. A contemporary kitchen/dining room sits to the front of the property, while the sitting room opens onto the rear garden. The ground floor also provides a cloakroom and under-stair storage.

The first floor features a generous principal bedroom suite with walk-through wardrobes and an en-suite shower room, together with a home office or fourth bedroom. The second-floor hosts two double bedrooms, one with an en-suite shower room, alongside a family bathroom.



The specification has been carefully considered to combine style with practicality. Contemporary fitted kitchens with Quartz worktops and integrated appliances sit alongside elegant finishes, underfloor heating serves the ground floor, fitted wardrobes are provided in every bedroom and flooring is included throughout. Contemporary bathrooms are fitted with Villeroy & Boch sanitaryware. Outside, each rear garden is laid to lawn with a porcelain patio, ensuring every home is ready for immediate occupation. Large windows flood the interiors with natural light, while the clean architectural design creates a timeless appearance.

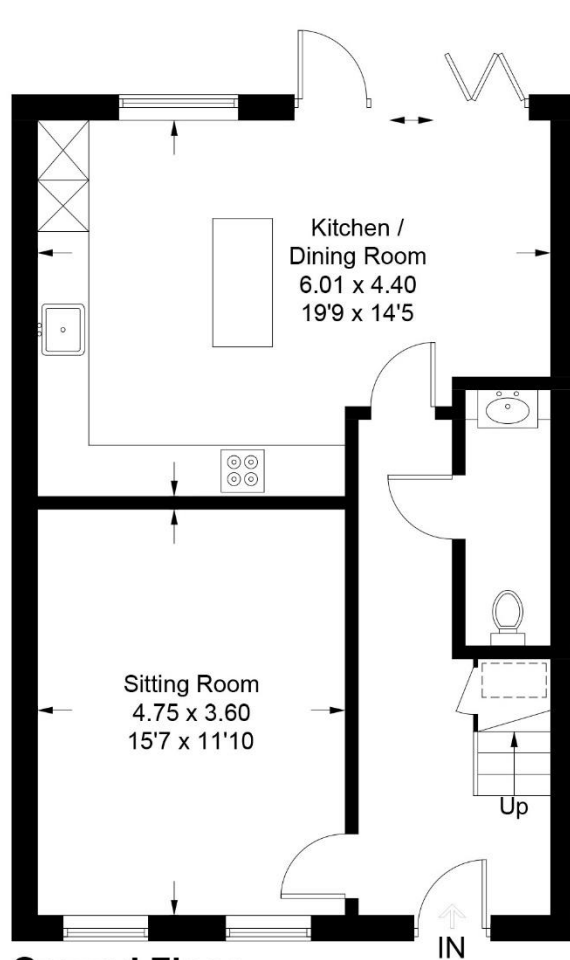
Each property enjoys a private rear garden and two allocated parking spaces with an electric vehicle charging point. Built with energy efficiency and low-maintenance living in mind, each home is backed by a

10-year New Home Warranty. A further benefit of this location is the excellent range of amenities within easy walking distance. A local supermarket provides everyday convenience, while Steam & Whistle, Deya Brewing Company, Ritual Coffee Roasters, Slo Coffee and Darcy Wines are all reachable on foot in around 10 minutes, placing some of Cheltenham's most popular independent food and drink destinations close to home.

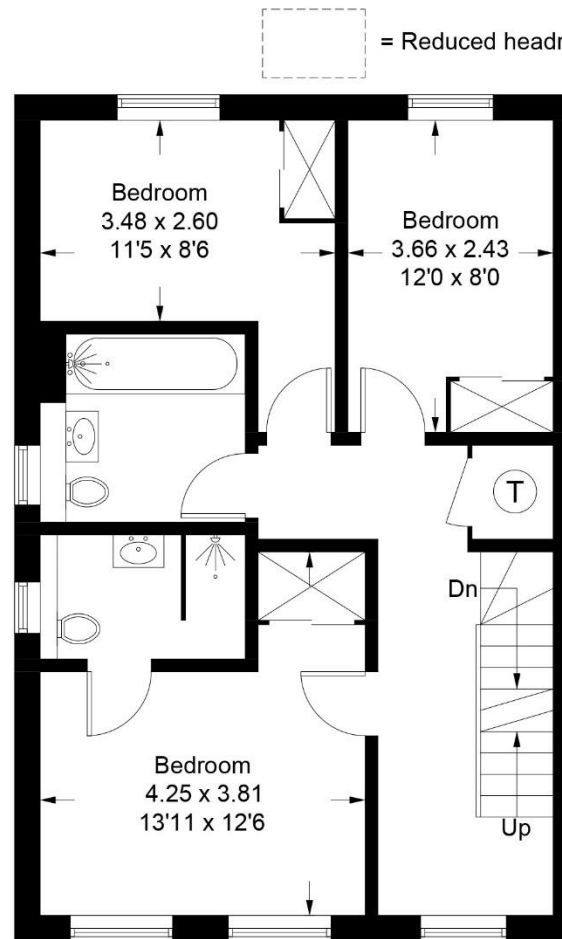
Combining generous accommodation, contemporary specification and an enviable location close to Cheltenham Spa Railway Station, these exceptional homes offer an outstanding opportunity to enjoy modern, low-maintenance living without compromising on space, style or convenience.



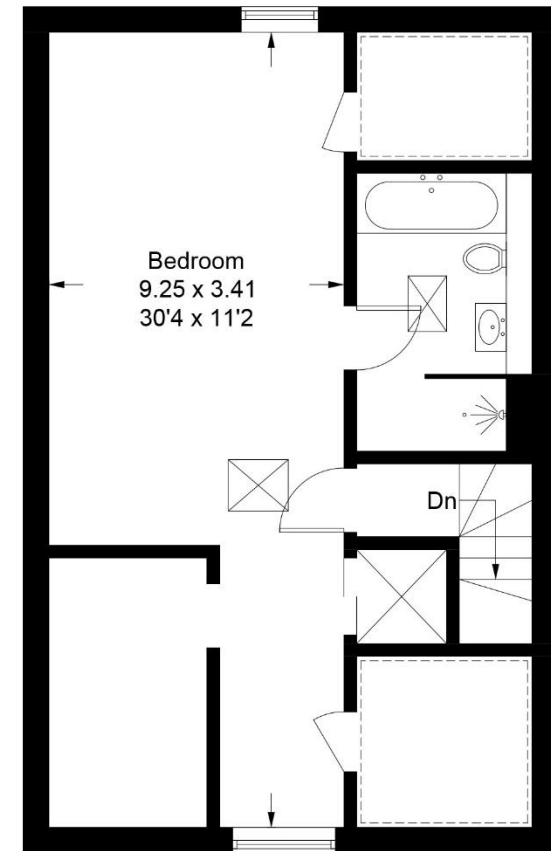
Approximate Gross Internal Area = 164.7 sq m / 1773 sq ft



Ground Floor



First Floor

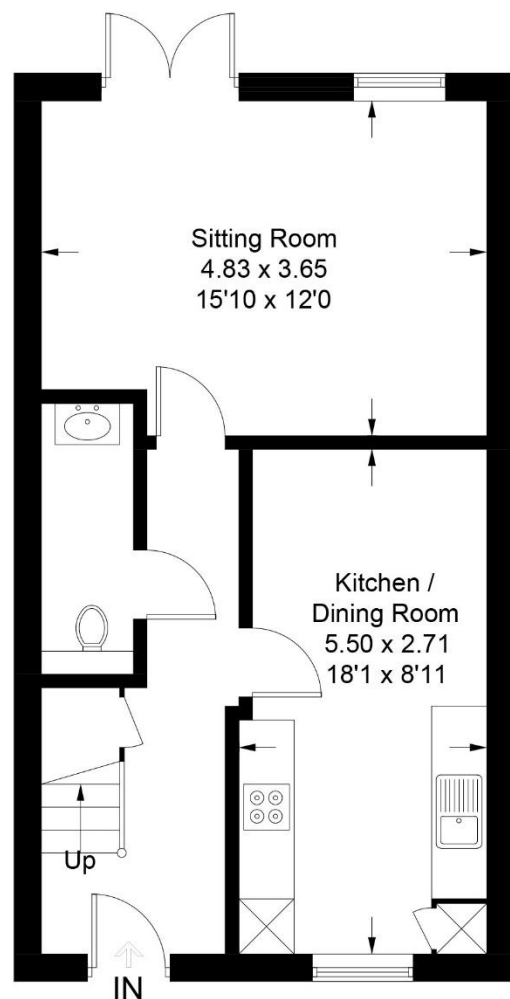


Second Floor

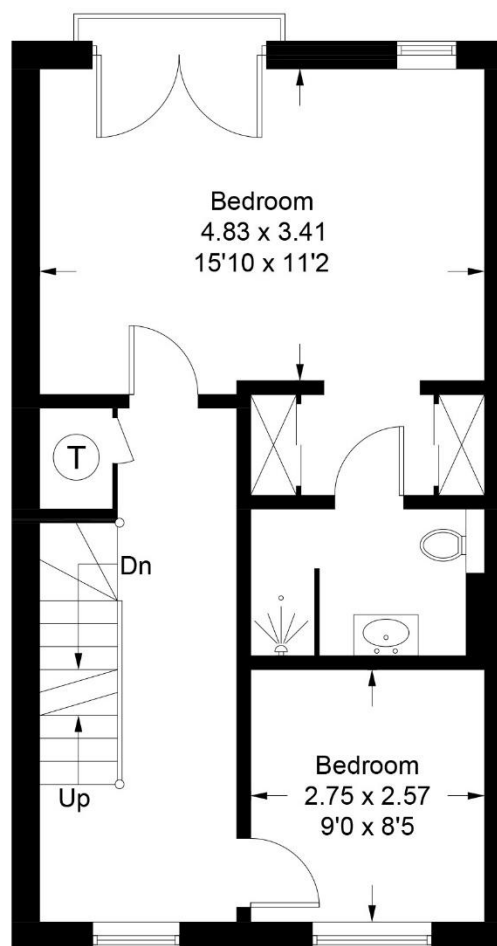
Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1324696)



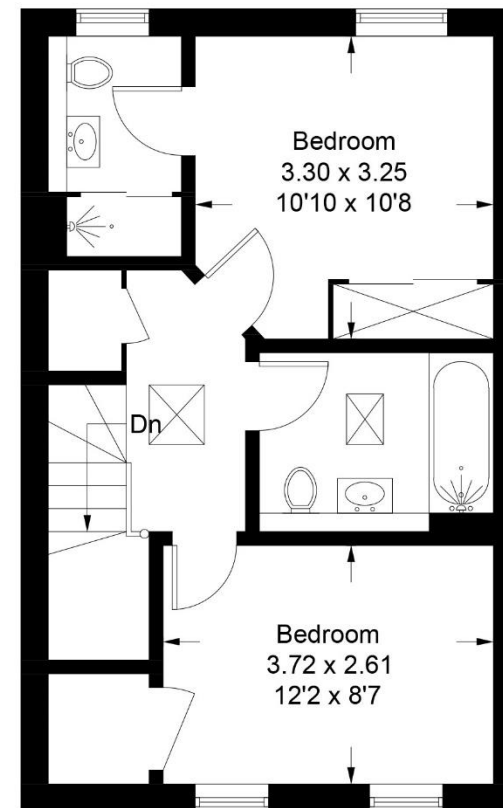
Approximate Gross Internal Area = 130.4 sq m / 1404 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1324697)



GENERAL INFORMATION

Mains water, electricity and drainage are connected to each property. Air source heat pumps warm the houses.

NEW HOME WARRANTY

A 10-Year Warranty is provided by ABC.

EPC

Band B predicted – excellent efficiency, modern and well-insulated.

COUNCIL TAX BAND

Cheltenham Borough Council – 01242 262626.

Council Tax Band – TBC.

TENURE

Freehold.

SERVICE CHARGE

£26.00pcm is payable per property, covering public liability insurance, maintenance of the communal gardens and shared areas, bin store cleaning, and general administrative costs.

VIEWINGS

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

Charles Lear & Co.

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