



# BIRCH MEWS

CHELTENHAM / GL53 8DT

BY LE GRAND DEVELOPMENTS

IN ASSOCIATION WITH GRATTON HOMES







## BIRCH MEWS CHELTENHAM

### *LUXURY LIVING IN THE HEART OF THE COTSWOLDS*

Set in the Regency Spa town of Cheltenham, Birch Mews offers an exclusive collection of high specification homes, designed by Le Grand Developments in association with Gratton Homes.

Birch Mews is a private development located off Cudnall Street in the affluent suburb of Charlton Kings. This collection of homes comprises one 5 bedroom detached and three 4 bedroom detached houses. The homes are luxurious and spacious with well-proportioned bedrooms.

With traditional exteriors, the properties have been designed to add a modern twist to the architectural heritage of the surrounding area. Inside they offer spacious, open plan accommodation designed to support a comfortable modern lifestyle.









*“Fantastic shopping, enjoying the many parks and dining in quality restaurants are staples of life in Cheltenham”*





## *A VIBRANT COTSWOLD TOWN*

With fantastic transport links and an enviable Cotswold position, Cheltenham is often referred to as the heart of the Cotswolds.

Birch Mews is within walking distance of the town centre, where you can shop, enjoy a meal in the numerous award-winning restaurants and cafés or experience the vibrant night life. Town Centre shops include a variety of independent stores which trade alongside more familiar High Street names such as John Lewis and Marks & Spencer. The newly developed Brewery Quarter offers a modern cinema, bowling and adventure golf.

The area benefits from a number of excellent gyms, leisure centres, sporting facilities and open park spaces. Spas in and out of the town offer relaxing getaways whilst many top quality golf courses are also found in the area. An abundance of outdoor pursuits including clay pigeon shooting, horse riding and water sports are found on the fringe of the town.

The world famous Cheltenham Horse Racing Festival is held every March with other meetings throughout the year. Other annual festivals include the International Jazz Festival, Literature Festival, Science Festival and Food Festival, all attracting audiences and participants from around the world.



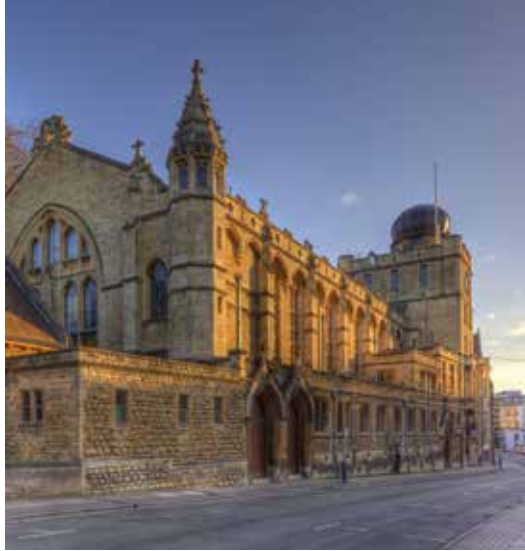












### **EXCELLENCE IN LEARNING AND DEVELOPMENT**

With 32 schools in Cheltenham rated as 'Outstanding' or 'Good' by Ofsted, Birch Mews is perfectly located to offer arguably the best access to quality education in the country.

Balcarras School, which achieves an 'Outstanding' Ofsted rating, and the exceptional St Edward's School are within a short walk. The nationally regarded Pate's Grammar School, Cheltenham Ladies College, Cheltenham College and Dean Close School are also close by, making the location of Birch Mews one of the most sought after in Cheltenham.

#### **Schools rated as 'Outstanding' by Ofsted**

- Balcarras School
- Belmont School
- Benhall Infant School
- Catholic School of Saint Gregory the Great
- Christ Church CofE Primary School
- Gloucester Road Primary School
- Holy Apostles' CofE Primary School
- Leckhampton CofE Primary School
- Naunton Park Primary School

- Pate's Grammar School
- Rowanfield Junior School
- St James' CofE Primary School
- Warden Hill Primary School

#### **Schools rated as 'Good' by Ofsted**

- All Saints' Academy
- Battledown Centre for Children and Families
- Bettridge School
- Charlton Kings Infants' School
- Charlton Kings Junior School
- Cheltenham Bournside School
- Dunalley Primary School
- Glenfall Community Primary School
- Gloucestershire College
- Greatfield Park Primary School
- Holy Trinity CofE Primary School
- Oakwood Primary School
- Pittville School
- The Ridge Academy
- Rowanfield Infant School
- Springbank Primary Academy
- St John's Church of England Primary School
- St Mark's Church of England Junior School
- St Thomas More Catholic Primary School





## BIRCH MEWS CHELTENHAM

Located in the heart of Charlton Kings, Birch Mews is a private road accessed from Cudnall Street. A backdrop of mature plants and low level bollard lighting creates a warm and welcoming ambience throughout the day and as darkness falls.









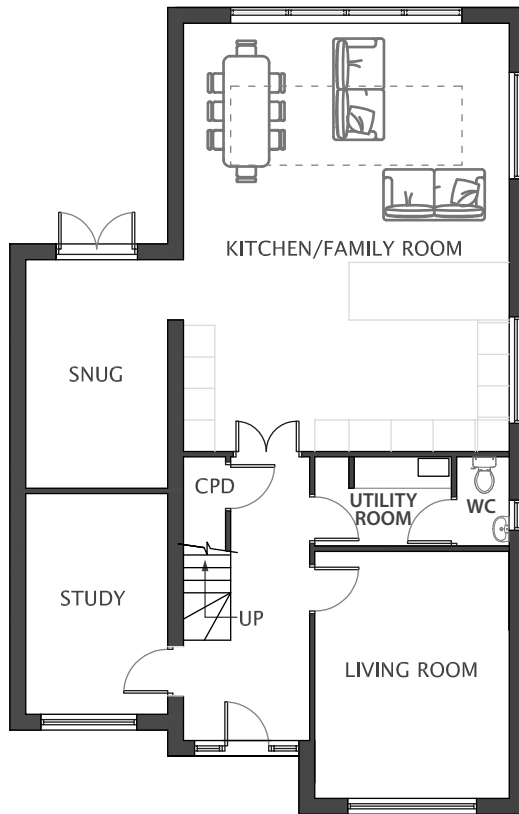




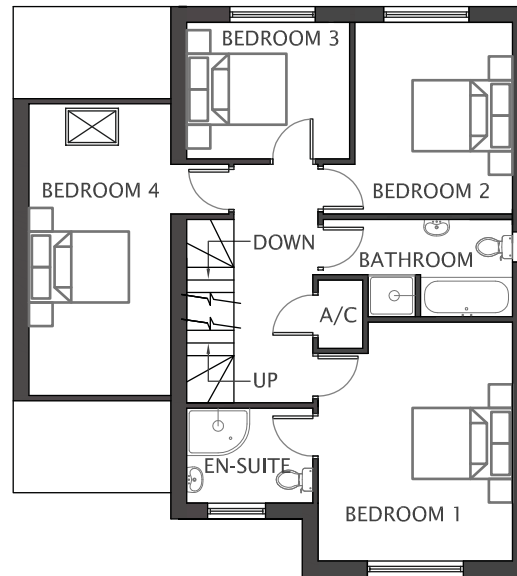
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1 BIRCH MEWS

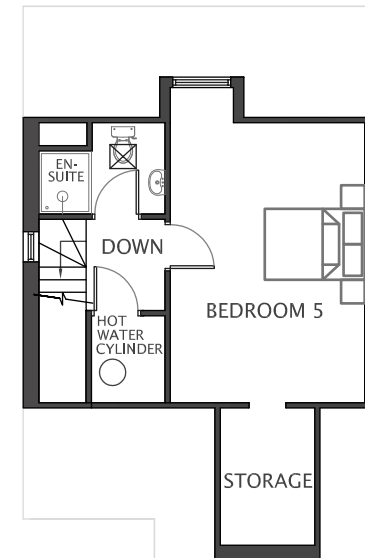
ROOM	METRIC	IMPERIAL
Living Room	3.70m x 4.70m	12'2" X 15'5"
Kitchen/dining/family room	6.20m x 8.15m	20'4" X 26'9"
Study	2.70m x 4.20m	8'10" X 13'10"
Snug	2.70m x 4.35m	8'10" X 14'4"
Utility Room	2.60m x 1.70m	8'6" X 5'7"
Bedroom 1	3.70m x 4.55m	12'2" X 14'11"
En-suite	2.40m x 1.80m	7'10" X 5'11"
Bedroom 2	3.00m x 3.65m	10'12" X 12'
Bedroom 3	3.10m x 2.60m	10'2" X 8'7"
Bedroom 4	2.70m x 5.55m	8'10" X 18'3"
Bedroom 5	3.70m x 5.30m	12'2" X 17'5"
En-suite	2.40m x 1.70m	7'10" X 5'7"
Family bathroom	2.70m x 1.85m	8'10" X 6'1"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



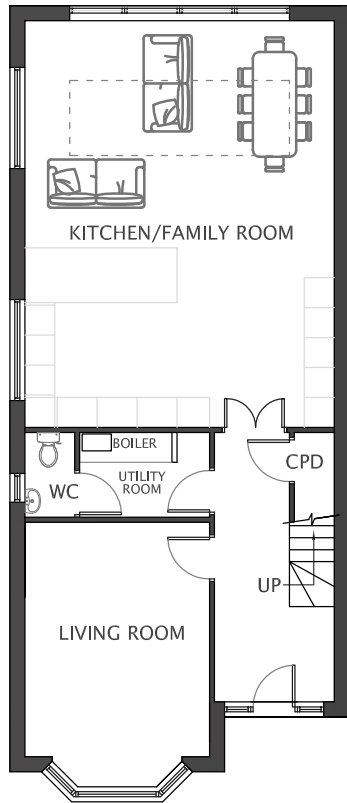




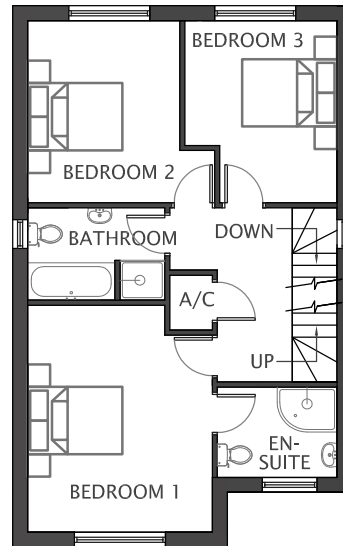




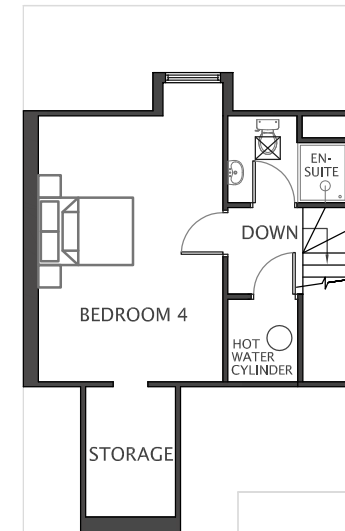
## 2&3 BIRCH MEWS\*



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

ROOM	METRIC	IMPERIAL
Living Room	3.70m x 5.30m	12'2" X 17'5"
Kitchen/dining/family room	6.20m x 8.15m	20'4" X 26'9"
Utility Room	2.60m x 1.70m	8'6" X 5'7"
Bedroom 1	3.70m x 4.55m	12'2" X 14'11"
En-suite	2.40m x 1.80m	7'10" X 5'11"
Bedroom 2	3.00m x 3.65m	10' X 12'
Bedroom 3	3.00m x 3.65m	10' X 12'
Bedroom 4	3.70m x 5.30m	12'2" X 17'5"
En-suite	2.40m x 1.70m	7'10" X 5'7"
Family bathroom	2.70m x 1.85m	8'10" X 6'1"



\*3 Birch Mews floorplans are identical and handed to 2 Birch Mews. Indicative floor plans and dimensions which may be subject to change. Please check with the selling agent.

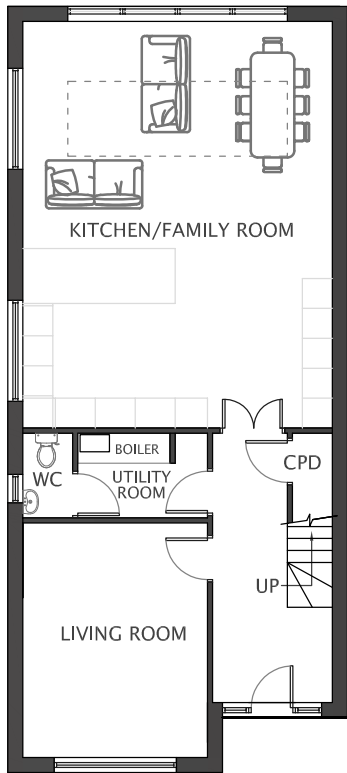




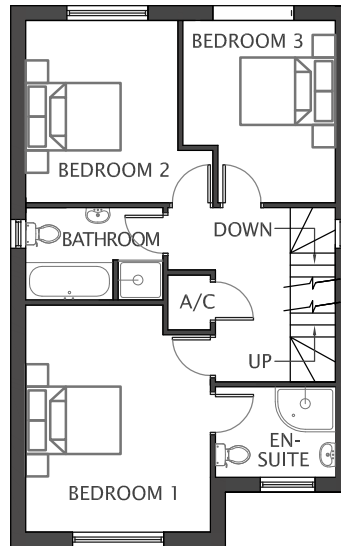


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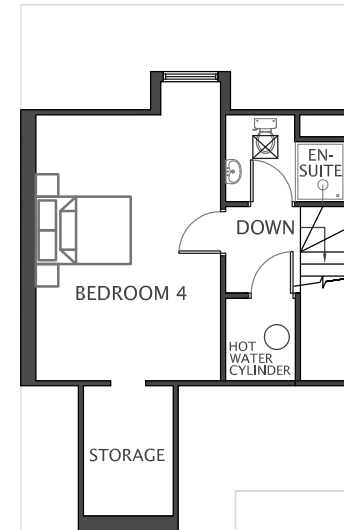
## 4 BIRCH MEWS



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

ROOM	METRIC	IMPERIAL
Living Room	3.70m x 5.30m	12'2" X 17'5"
Kitchen/dining/family room	6.20m x 8.15m	20'4" X 26'9"
Utility Room	2.60m x 1.70m	8'6" X 5'7"
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En-suite	2.40m x 1.80m	7'10" X 5'11"
Bedroom 2	3.00m x 3.65m	10' X 12'
Bedroom 3	3.00m x 3.65m	10' X 12'
Bedroom 4	3.70m x 5.30m	12'2" X 17'5"
En-suite	2.40m x 1.70m	7'10" X 5'7"
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## EXCEPTIONAL SPECIFICATION MEETS QUALITY FINISH



### INTERNAL FINISHES & FEATURES

- Aluminium panel front door with brushed stainless steel components (available in a range of colours and styles)
- Zoned under floor heating to ground floor
- Solid core internal doors with brushed stainless steel handles and privacy locks (available in a range of styles and finishes)
- Aluminium window frames and bi-fold doors fitted with highly thermal efficient double glazed units throughout.
- Engineered oak flooring, ceramic tiles and luxury carpets fitted throughout (available in a range of colours, styles and finishes)



### KITCHEN

- Individually designed kitchens available in large range of styles
- Integrated Bosch/Neff appliances to include hob, cooker hood, double oven, microwave, dishwasher, fridge-freezer



### BATHROOMS AND ENSUITES

- Contemporary sanitaryware, brassware, shower enclosures and bathroom furniture available in a large range of styles and finishes
- Multi rail chrome towel warmer
- Bespoke integrated mirrors



### ELECTRICAL AND LIGHTING

- Contemporary style brushed stainless steel and/or white electrical sockets and switches throughout
- Energy efficient light fittings throughout
- Integrated USB charging sockets fitted in all main living areas and bedrooms





#### MEDIA AND COMMUNICATIONS

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- High speed internet
- Integrated aerial and co-axial sockets fitted throughout



#### ENVIRONMENTAL DETAILS

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- A-rated appliances and dual flush mechanisms to toilets
- Energy efficient thermostatically controlled gas central heating with A-rated Worcester Bosch boiler
- Double glazed white aluminium windows providing high level of thermal insulation
- Dusk to dawn sensors on external communal lighting



#### SECURITY AND PEACE OF MIND

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- 10 year LABC Warranty
- Premier Alarm System
- Lighting to external doors with PIR sensors



#### EXTERNAL DETAILS

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- Turfed garden areas with paved patios and pathways
- External waterproof socket to side / rear of property





### *EXCELLENT CONNECTIONS*

Cheltenham is a perfect location for commuters, with excellent transport links to major towns and cities in England and Wales.

The M5 is within easy reach, offering road access to Birmingham, Bristol and the Severn Bridges into Wales. The A40, A46 and A417 link directly to Oxford, Bath and Swindon. London can be accessed via several routes all of which are approximately 90 miles.

Cheltenham train station is 2 miles from Birch Mews and provides direct trains to most major cities. Local buses offer regular services to the town centre, Cirencester, Swindon, Oxford and a range of Cotswold towns.

For international travel, Birmingham and Bristol airports are located within 50 miles and London Heathrow is 80 miles from Birch Mews.



BIRCH MEWS  
CHELTENHAM

Swindon  
30 Miles

Oxford  
40 Miles

Bristol  
42 Miles

Birmingham  
54 Miles

London  
89 Miles









BIRCH MEWS  
CHELTENHAM

BIRCH MEWS  
CUDNALL STREET  
CHELTENHAM  
GLOUCESTERSHIRE  
GL53 8ET

Birch Mews is ideally located off the main Cirencester Road that runs into Cheltenham, just 0.8 miles from the town centre.







Le Grand Developments, in association with Gratton Homes, carefully design properties and street scenes to be individual, selecting materials and specifications that are bespoke to a location. The opportunity to personalise internal finishes will be provided subject to the stage of construction.

All Enquiries. Tel: 01242 895277 / [info@legranddevelopments.com](mailto:info@legranddevelopments.com)

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