



LNV

LANSDOWN | VILLAS

5 LUXURY HOMES
IN CHELTENHAM



EXCEPTIONAL
QUALITY

IN THE CENTRE
OF CHELTENHAM



GCHO
1.8miles

**Dean Close
School**
1 mile

**Cheltenham
College**
0.6 miles

LV
**Lansdown
Villas**

**Montpellier
Gardens**
0.3 miles





THIS IS CHELTENHAM

One of the most complete Regency towns in England and historically the original and most fashionable spa, with grand houses set amongst formal avenues and beautiful garden squares, Cheltenham is now a highly desirable place to live - voted in 2015 by the Daily Telegraph the number 1 place in the United Kingdom to bring up a family.

The town is now home to Lansdown Villas, a truly unique new development of just five contemporary homes in the historic area of Lansdown near to fashionable Montpellier with its speciality shops, boutiques, restaurants and wine bars and just a short stroll from the impressive Promenade and Cheltenham town centre.

As well as being ideally situated for local shopping and culture, Lansdown Villas is also within walking distance of some of the UK's highest ranked private and State schools. Cheltenham Ladies' College, Dean Close and Cheltenham College are all world renowned, not forgetting some highly sought-after State and independent schools, meaning Cheltenham is blessed with excellent education options.



Regency architecture, regular festivals, specialist shopping, cafes and restaurants – Cheltenham has it all





FASHIONABLE LUXURY IN A CLASSIC SETTING

The town of Cheltenham, in the heart of the Cotswolds, was specifically designed in its 18th and 19th century heyday as a health resort for wealthy visitors - The Pump Rooms still offer the opportunity to 'take the waters'. Cheltenham's architecture elegantly shows its Regency heritage in its stately buildings with intricate ironwork, classic balconies and painted stucco facades and Lansdown Crescent, completed in 1850, is a very rare example of a convex crescent.

Renowned for its fine architecture, the style of Cheltenham is also demonstrated by wide tree-lined avenues, beautiful

parks and many cultural and social events. You can relax in award-winning gardens, enjoy an impressive range of quality shops and restaurants or spend some time at one of the many festivals that run throughout the year - including music, literature, design and science.

There are excellent sporting and leisure facilities in the town including several gyms and health clubs with indoor swimming pools as well as the historic Lido; golf, tennis, squash, hockey and croquet clubs; not forgetting Cheltenham Racecourse – internationally recognised as the home of National Hunt racing.

Take a walk up the hill and enjoy spectacular views across the Cotswolds and beyond





Stunning designer kitchen
with solid walnut breakfast
bar and Miele appliances

LUXURY LIVING

Lansdown Villas is a stunning development of just five town houses in a sought-after location, off Lansdown Road, only a few minutes stroll from the centre of town. Newly completed, the properties offer a contemporary lifestyle with outstanding accommodation on two or three floors ranging from two to five bedrooms.

These low maintenance new houses offer stylish and fashionable town living with the opportunity to 'lock up and leave' should a purchaser wish, with the added comfort of a ten year NHBC warranty.







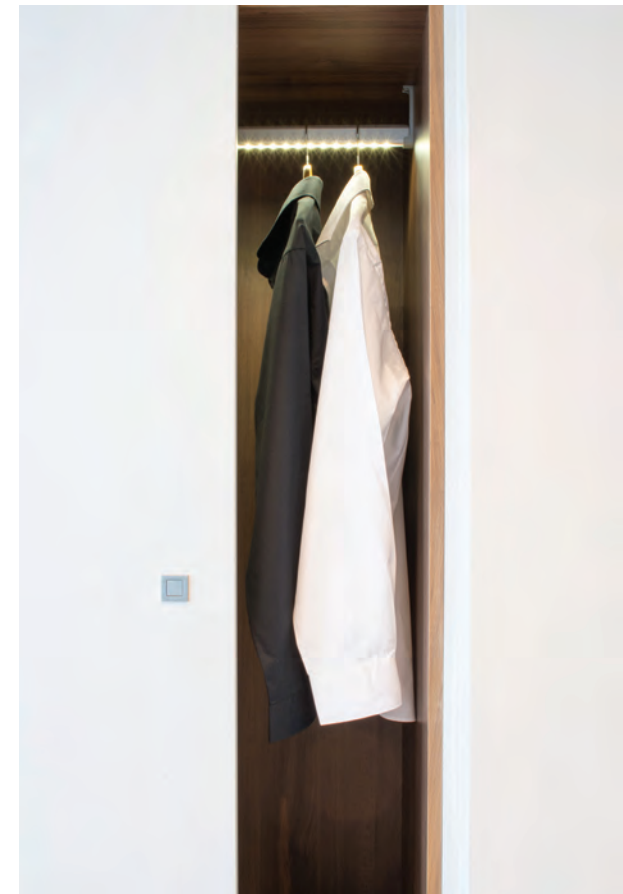


High quality interiors throughout the property give Lansdown Villas a real sense of luxury





Fully fitted wardrobe units complete the bedroom



ATTENTION TO DETAIL

Offered to the market with an exemplary finish, the properties include outstanding bespoke kitchens with Corian worktops, solid walnut breakfast bars, integrated Miele appliances, and Fusion boiling water taps.

The bathrooms and cloakrooms are of an equally high standard and include high specification sanitary ware from highly regarded names including Catalano and Bette.

Flooring is included in the purchase and comprises a combination of 100% wool carpets and Dekton tiled flooring complementing the quality the fixtures and fittings.

All five town houses have been 'future proofed' and come with the latest state-of-the-art integrated technology including independently zoned underfloor heating, integrated sound system suitable for iPad controlled Sonos, and Sky+ compatible wiring.

These superb town houses all come with private parking behind electrically operated automatic rolling gates, with terraces offering fine urban views from houses three, four and five.

Meticulous attention to detail has been paid to the smallest of features, with superb integrated lighting, built in cupboards and wardrobes and soft touch closing kitchen units.







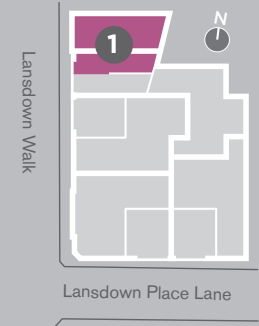
MODERN LIFESTYLE

The accommodation at Lansdown Villas ranges from 1290 sq. ft. to 2678 sq. ft. in size, with a choice of 2, 4 and 5 bedroom homes. Built to meet the most discerning standards of quality and comfort, whilst providing great practical accommodation for day-to-day living, the properties also benefit from a superb location. Situated in the heart of Lansdown, you're just a short stroll from stylish Montpellier and the centre of Cheltenham.

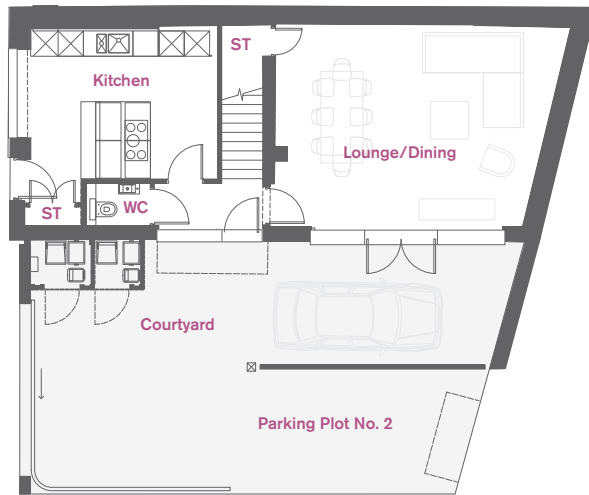
LANSDOWN | VILLAS

PLOT No.1

A TWO BEDROOM HOME with off road parking



GROUND FLOOR



GROUND FLOOR

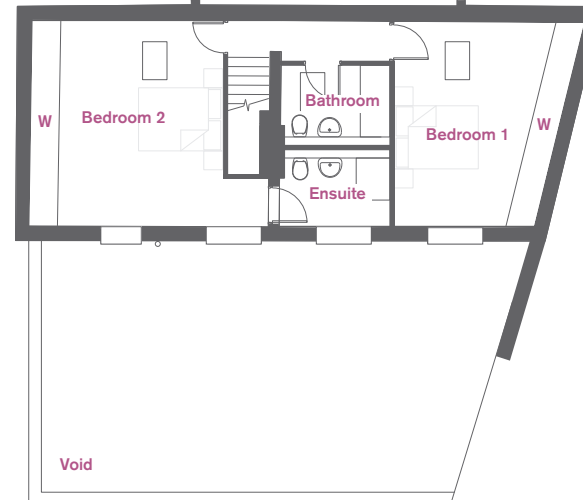
Kitchen

4.43 x 3.64m (14'6" x 11'11")

Lounge/Dining

6.08 x 4.82m (19'11" x 15'10")

FIRST FLOOR



FIRST FLOOR

Bedroom 1

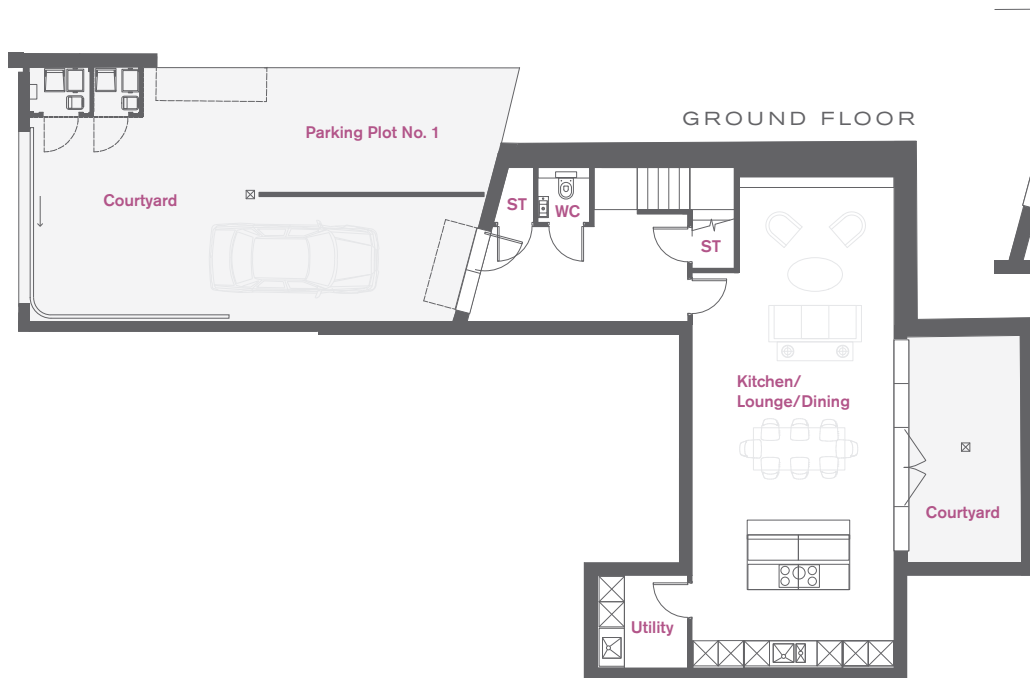
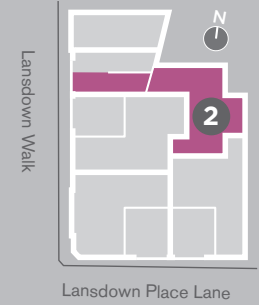
4.88 x 3.88m (16' x 12'9")

Bedroom 2

4.86 x 2.68m (15'11" x 8'10")

PLOT No.2

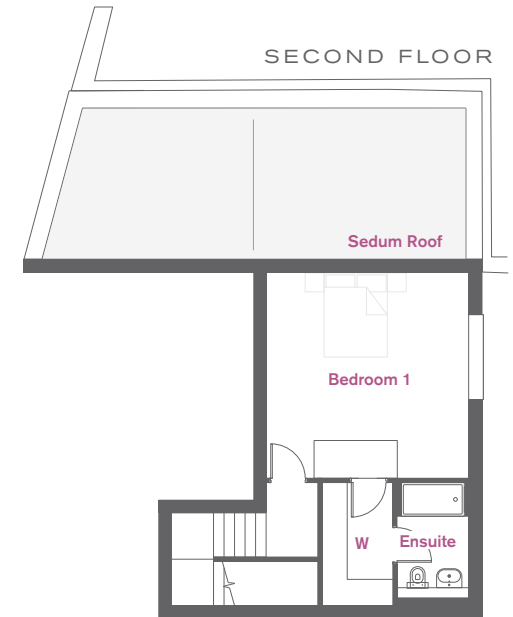
A FOUR BEDROOM HOME with off road parking and open plan living



GROUND FLOOR
Kitchen/Lounge/Dining
 11.66 x 4.80m (38'3" x 15'9")



FIRST FLOOR
Bedroom 2
 3.91 x 3.43m (12'10" x 11'3")
Bedroom 3
 3.43 x 3.38m (11'3" x 11'1")
Bedroom 4
 3.66 x 3.11m (12' x 10'2")



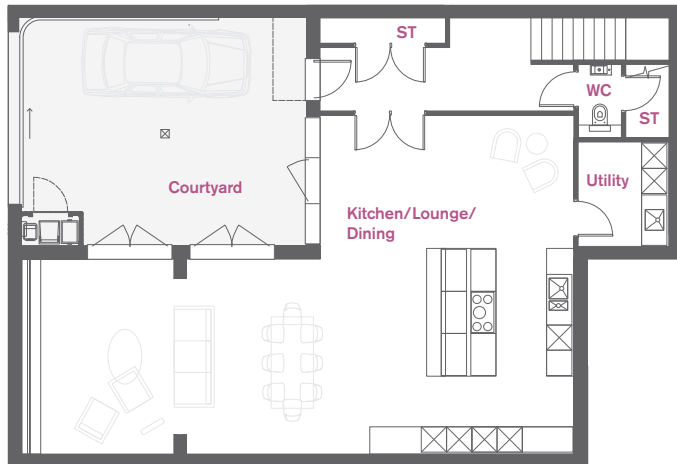
SECOND FLOOR
Bedroom 1
 4.90 x 4.80m (16'1" x 15'9")

PLOT No. 3

A FIVE BEDROOM HOME with off road parking, open plan living and two roof terraces



GROUND FLOOR



GROUND FLOOR

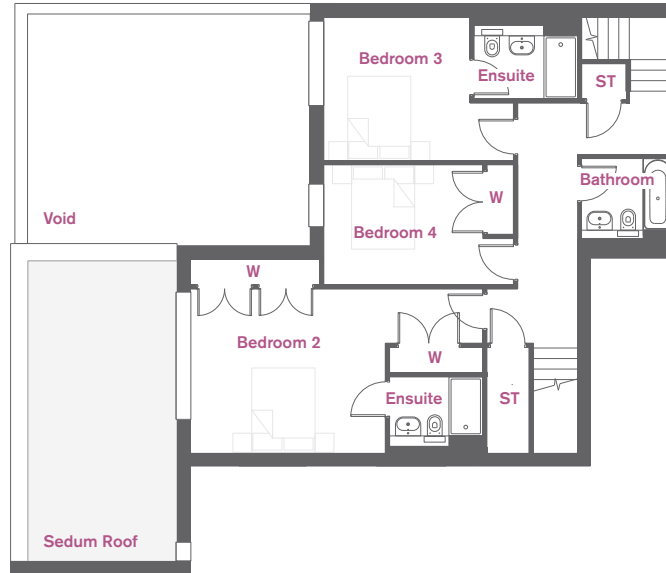
Kitchen/Lounge/Dining

12.85 x 8.05m (42'2" x 26'5")

Utility

2.48 x 2.16m (8'2" x 7'1")

FIRST FLOOR



FIRST FLOOR

Bedroom 2

4.63 x 3.90m (15'2" x 12'10")

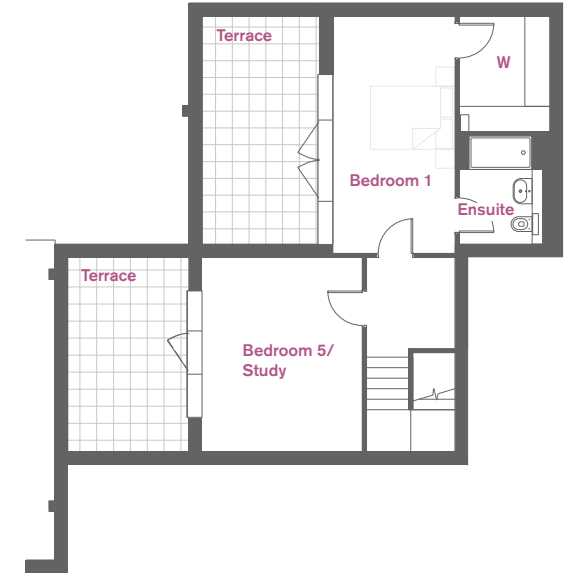
Bedroom 3

3.47 x 3.41m (11'5" x 11'2")

Bedroom 4

3.78 x 2.85m (12'5" x 9'4")

SECOND FLOOR



SECOND FLOOR

Bedroom 1

5.64 x 2.90m (18'6" x 9'6")

Walk-in Wardrobe

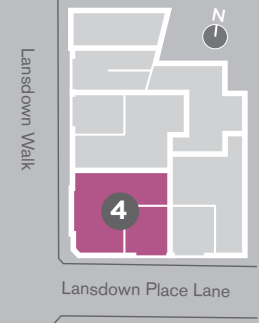
2.75 x 2.15m (9' x 7'1")

Bedroom 5/Study

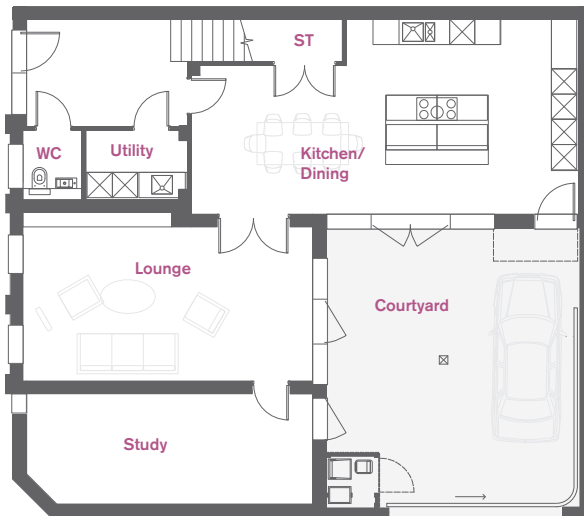
4.61 x 3.82m (15'1" x 12'6")

PLOT No. 4

A FOUR BEDROOM HOME with off road parking, open plan living, study and roof terrace



GROUND FLOOR



GROUND FLOOR

Kitchen/Dining

9.20 x 4.57m (30'2" x 15')

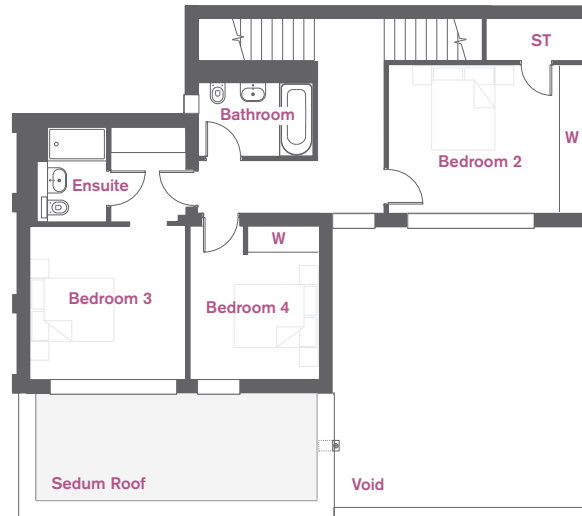
Lounge

6.88 x 3.65m (22'7" x 12')

Study

6.79 x 2.62m (22'3" x 8'7")

FIRST FLOOR



FIRST FLOOR

Bedroom 2

4.68 x 3.53m (15'4" x 11'7")

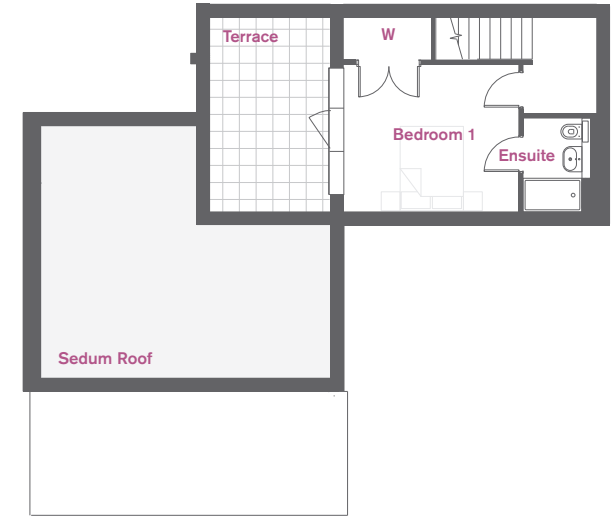
Bedroom 3

3.71 x 3.64m (12'2" x 11'11")

Bedroom 4

3.64 x 3.07m (11'11" x 10'1")

SECOND FLOOR



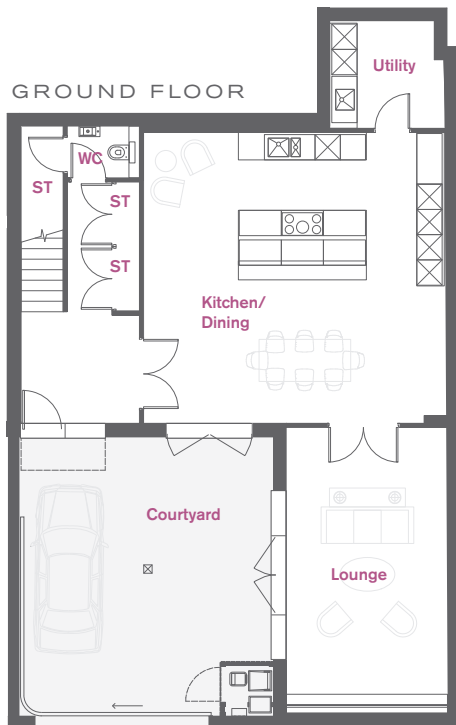
SECOND FLOOR

Bedroom 1

4.16 x 3.53m (13'8" x 11'7")

PLOT No.5

A FOUR BEDROOM HOME with off road parking, open plan living and two roof terraces



GROUND FLOOR

Kitchen/Dining

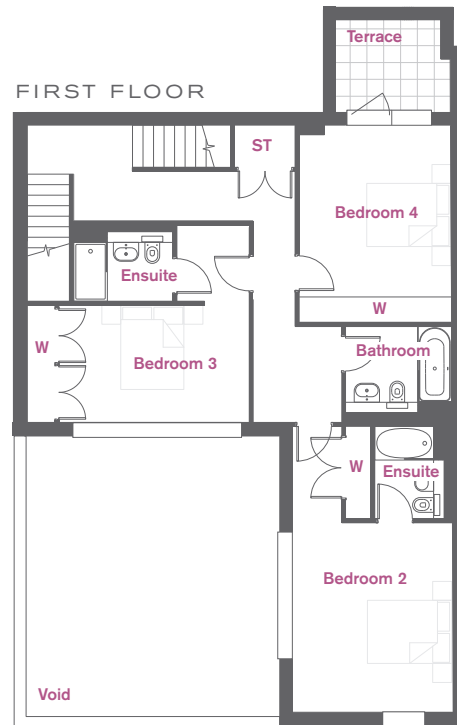
7.16 x 6.89m (23'6" x 22'7")

Lounge

6.60 x 3.79m (21'8" x 12'5")

Utility

2.63 x 2.55m (8'8" x 8'4")



FIRST FLOOR

Bedroom 2

4.50 x 3.88m (14'9" x 12'9")

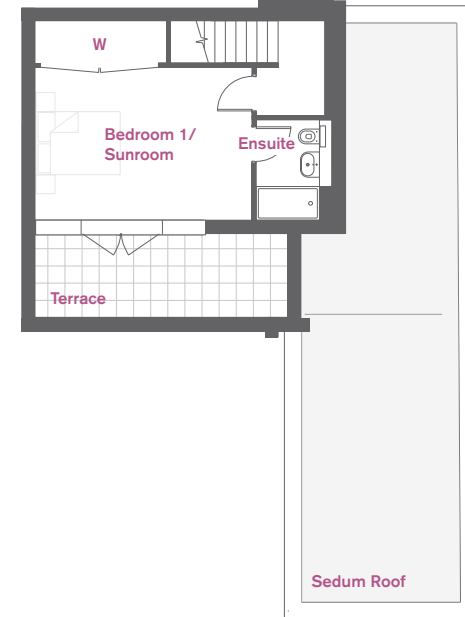
Bedroom 3

4.51 x 2.78m (14'10" x 9'1")

Bedroom 4

4.68 x 3.59m (15'4" x 11'9")

SECOND FLOOR



SECOND FLOOR

Bedroom 1/Sun Room

5.15 x 3.63m (16'11" x 11'11")

LUXURIOUS HOMES DESIGNER QUALITY

KITCHENS

- Bespoke British made kitchen from Roundhouse Urbo range - handleless units with matt-lacquer finish
- Solid wood breakfast bars wrapped around central island with smooth Corian worktops
- Range of Miele Generation 6000 appliances including a wine cooler, steam oven, induction hob and fridge-freezers
- Designer stainless steel sink with Quooker Fusion boiling water and combination tap

BATHROOM AND ENSUITE

- Modern, Italian designer basins and WCs by Catalano
- Clean lined shower trays and large baths from Bette
- Luxury glass shower screens
- Chrome Brasswear
- Polished stainless steel ladder style, electric heated towel rails
- Large format ultra compact surface on walls and floors
- Vanity unit and mirrored glazed cabinetry

HEATING AND ELECTRICAL

- Zoned underfloor heating system throughout ground floor
- Flat panelled radiators in all bedrooms, painted out with wall colour
- Designer sockets and switches with primed flat socket plates, painted out with wall colour
- Button dimmer controllers on the ground floor for multiple dimmer points and standard dimmer switches throughout first and second floors
- Pre-wiring for TV/FM and satellite (compatible with Sky+)
- Security alarm system
- Recessed LED light fittings and a feature rope light detail recessed into the ceilings on staircase and landings plus recessed wall washing lights on groundfloor around perimeter of glazing
- CVO flueless gas fires in plots 2-5

DOORS, FLOORS, WINDOWS AND WOODWORK

- Interior doors, flat panel painted finish with simple stainless steel ironmongery by Olivari.
- Dekton large format, ultra compact surface throughout ground floor area, complimentary colour stone for the hearth

- 100% wool carpet on the stairs and landings
- All windows powder coated aluminium exteriors with painted timber interiors
- Recess for curtain tracks where indicated on plans
- Fully fitted wardrobe units in bedrooms where indicated
- All woodwork to be finished in an eggshell and all internal walls and ceilings in a matt emulsion

OUTSIDE SPACE

- Block paving to the entrance, parking area and courtyard
- Feature wall with basalt cladding
- Stainless steel house numbers in Gill Sans font
- Roof terraces to plots 3, 4 and 5
- Low maintenance sedum roofs (except plot 1)

Services

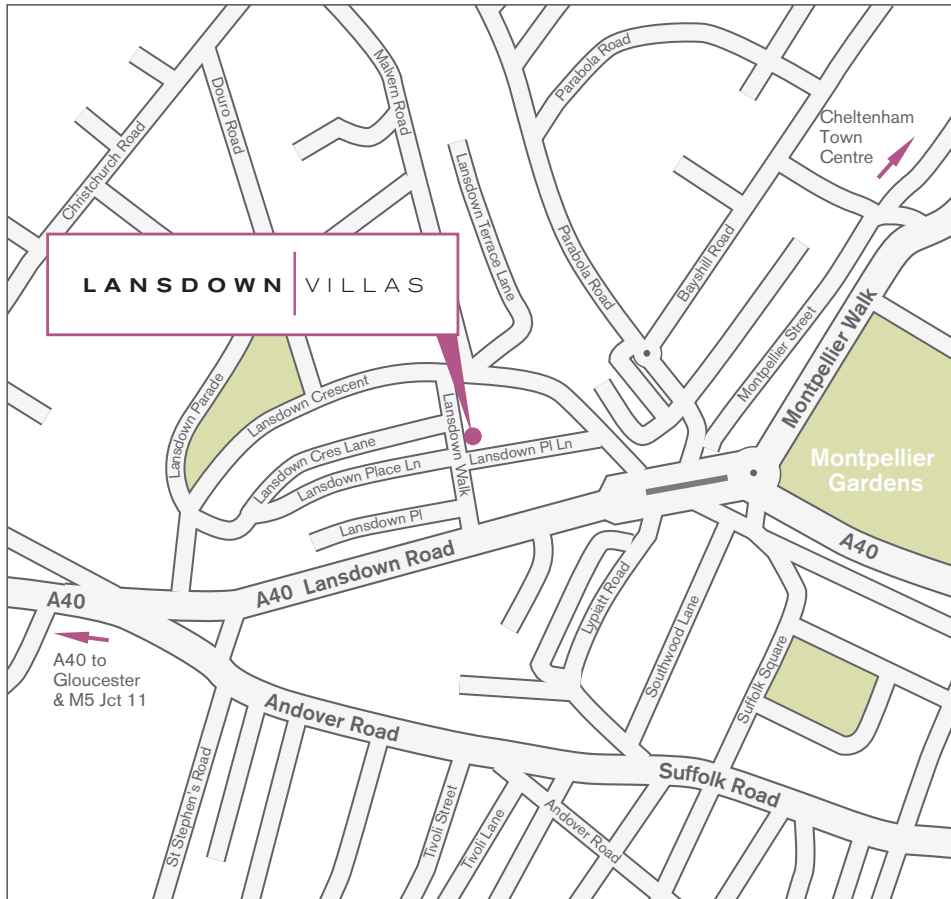
All mains services are connected.

Local Authority

Cheltenham Borough Council
- 01242 262626







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SPM Homes Ltd.

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ALL ABOUT
SPM HOMES

SPM Homes is a privately owned property development company, focused on the construction of quality built, prestigious and distinctive family homes.

The team at SPM Homes represents over 100 years of know-how and successful delivery in all aspects of the construction industry. It's a highly experienced, talented and professional unit with a balanced blend of construction, property development and operational business management capabilities.

Our business is all about delivering excellent value, superb quality homes in wonderful locations, backed up by first rate customer service. Our goal is to deliver homes that we and our customers are proud of; homes which embody innovative features and design, fulfil top-end market demand and represent both excellent investment and lifestyle vehicles for their owners.

We design and build with great care and immaculate attention to detail, homes that our customers are proud to own. All our properties come with full NHBC warranties and comply fully with the very latest energy legislation for sustainable homes.

Lansdown Villas is a truly unique development of just five contemporary luxury homes, superbly crafted by local developers SPM Homes, in the historic area of Lansdown near fashionable Montpellier and just a short stroll from the impressive Promenade and Cheltenham town centre.

