



Armstrong Road, Stoke Orchard, GL52 7SB

In Excess of £400,000



Armstrong Road

Stoke Orchard, GL52 7SB

Beautiful 3-bed detached home with contemporary styling, open-plan kitchen/dining/living space, landscaped garden, garage, and driveway. Energy-efficient with solar panels, double glazing, and separate heating control system. Serene bedrooms, modern bathrooms, convenient utility room. Located in Stoke Orchard village with easy access to Cheltenham and Tewkesbury amenities. (Freehold, Council Tax Band D). Ideal balance of comfort and sustainability.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Three Bedroom Detached Property
- Immaculately Presented Throughout
- Solar Panels
- Located In A Popular Stoke Orchard Location
- Landscaped Enclosed Rear Garden
- Driveway Parking and Garage





This beautifully presented three-bedroom detached home offers a superb blend of contemporary styling, thoughtful design, and energy efficiency. Extended to the rear to create an impressive open-plan kitchen, dining, and living space, the property enjoys a landscaped low-maintenance garden, garage, and driveway parking for two cars. With solar panels, double glazing, and a separate heating control system for upstairs, this is a modern home designed for both comfort and sustainability.

Entrance Hallway: A welcoming hallway sets the tone for the home with its light décor, wood-effect flooring, and a staircase rising to the first floor. There is a useful understairs storage cupboard and doors leading to the principal reception areas and the downstairs cloakroom.

Sitting Room: Positioned to the front of the home, this elegant reception room features a striking feature wall in warm tones contrasted with light neutral décor. A large bay window with stylish plantation shutters floods the room with natural light, creating an inviting space ideal for relaxation or entertaining.

Kitchen / Dining / Family Room: A true highlight of the home, the rear of the property has been opened up and extended to provide a stunning open-plan area with a seamless flow between the kitchen, dining, and sitting zones. The kitchen itself is beautifully designed with sleek handle less units, a large central island with breakfast bar seating, and high-quality integrated appliances including a Neff Pyrolytic Self-Cleaning Oven with Microwave (which also acts as an oven) five burner hob, and extractor fan with space for a dishwasher. A roof lantern floods the space with natural light, while double French doors with full-height glazed panels open directly onto the landscaped garden, creating a perfect environment for entertaining and family living. The kitchen also benefits from remote control electric blinds. The adjoining dining area comfortably accommodates a large table and chairs, offering an ideal spot for gatherings and social occasions.

Utility Room: Conveniently positioned with access from the hallway, the utility room provides additional storage and space for appliances. It houses the boiler and features a worktop with inset sink, plumbing for a washing machine, and a window for natural ventilation.

Cloakroom: A neatly appointed cloakroom fitted with a modern white suite comprising a low-level WC and a contemporary wall-mounted wash hand basin, complemented by tiled splashback and wood-effect flooring.

Landing: A bright landing provides access to all first-floor rooms. A window brings in natural light and there is access to the loft space above.

Bedroom One: A serene and tastefully decorated principal bedroom with dual windows fitted with shutters, providing an abundance of light. The room comfortably accommodates a king-size bed and features fitted wardrobes.

En-Suite: A modern en-suite shower room comprising a corner shower enclosure with glazed screen, wall-mounted vanity unit with inset wash basin, WC, and heated towel rail. Finished with stylish tiling and neutral tones throughout.

Bedroom Two: A generous second double bedroom positioned to the rear, also able to accommodate a king-size bed. Tastefully decorated with soft neutral tones and enjoying plenty of natural light along with fitted wardrobes fulfilling your storage needs.

Bedroom Three: A comfortable single bedroom, ideal as a guest room, nursery, or home office, with a window overlooking the rear aspect.

Family Bathroom: Fitted with a contemporary white suite including a panelled bath with glass shower screen and overhead shower, WC, and wash hand basin. Finished with modern tiling, wood-effect flooring, and chrome heated towel rail.

Rear Garden: Beautifully landscaped for low-maintenance enjoyment, the rear garden features composite decking, gravel pathways, and paved seating areas surrounded by well-stocked borders. Perfect for outdoor dining and relaxation, the space also includes a garden shed and side access leading to the driveway and garage.

Parking and Garage: The property benefits from a driveway providing off-road parking for two vehicles and a single garage with up-and-over door and personnel access to the garden.

Additional Details: Gas Central Heating, Solar Panels (reducing energy costs), Double Glazing, separate upstairs heating control system, Plantation shutters and electric blinds to selected windows.

Tenure: Freehold **Council Tax Band:** D

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



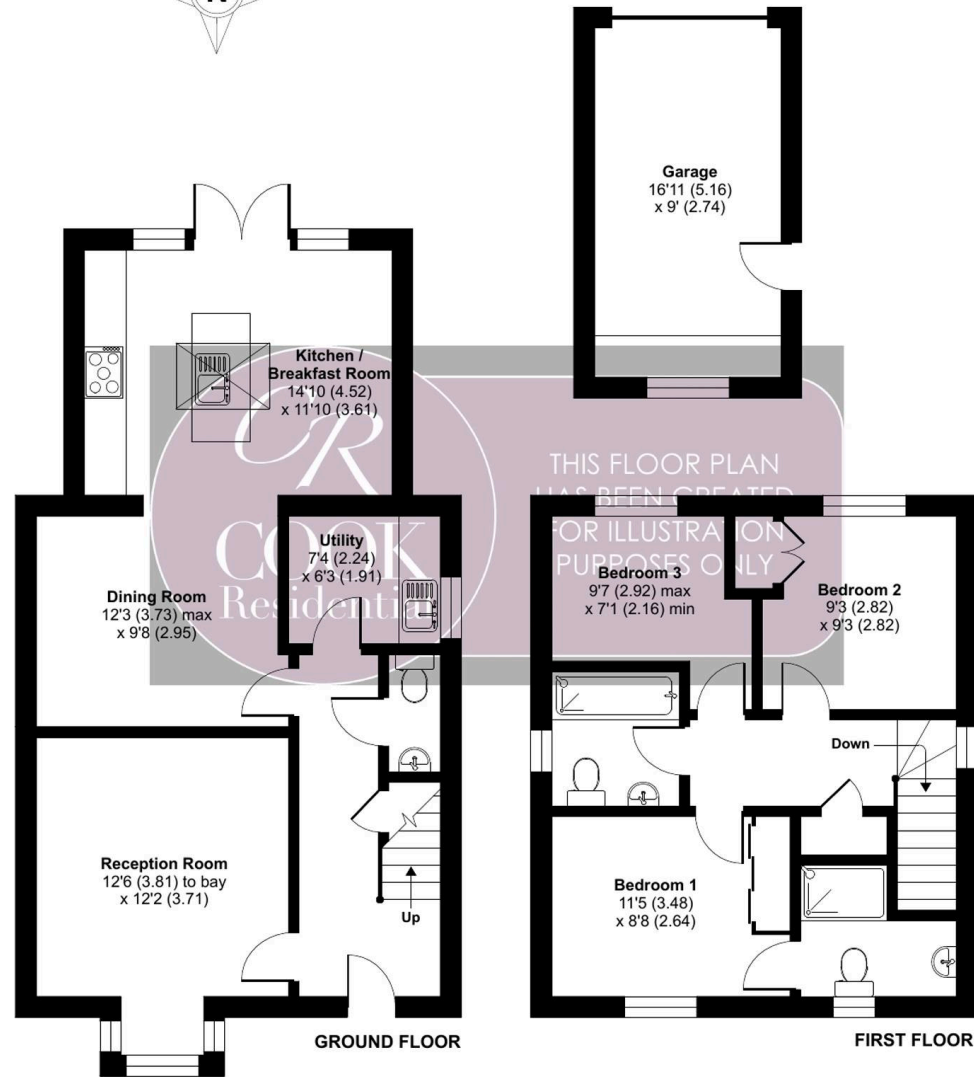
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Approximate Area = 1104 sq ft / 102.5 sq m

Garage = 151 sq ft / 14 sq m

Total = 1255 sq ft / 116.5 sq m

For identification only - Not to scale





Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.