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1 STATION CLOSE
Cheltenham, GL53 0AB

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CHELTENHAM, GL53 0AB

An immaculate and beautifully presented home in a sought after cul de sac in Leckhampton.

- Entrance hall
- Sitting room
- Open plan Kitchen/
Dining room
- Cloakroom
- Master bedroom with
ensuite
- Three further double
bedrooms
- Family bathroom
- Landscaped garden
- Garage

This immaculate and light filled home is positioned in a sought after development off Moorend Road, within walking distance of some of the best areas within Cheltenham. The standard of finish is stylish and contemporary, yet the current owners, have enhanced the house to create a luxurious feel with all modern commodities added for extra comfort.

The ground floor contains the living areas with a large sitting room with French doors opening to the terrace and garden in addition to the kitchen/dining area and a cloakroom. Arguably the most impressive part of the house is the open plan kitchen/dining room also with double doors to outside keeping the garden in full sight, ideal for family living. This wonderfully bright and modern room is functional yet sociable and has a range of modern fitted units and integrated appliances to one side with a central island unit overlooking the dining area.

The excellent bedroom accommodation is set on the first floor, which offers an interesting design with a curved master suite and luxury en suite shower with the addition of built in wardrobes. Three further double bedrooms share a modern family bathroom and all are positioned around a large and airy landing.



Outside:

Forming part of a small and select development, number 1 is one of the larger properties in this sought after location.

The rear garden is beautifully landscaped with a patio and an area of level lawn. It is well stocked and provides an excellent outdoor entertainment area. The garden benefits from having a South Westerly aspect. From the garden there is a personal door to the garage.

Situation:

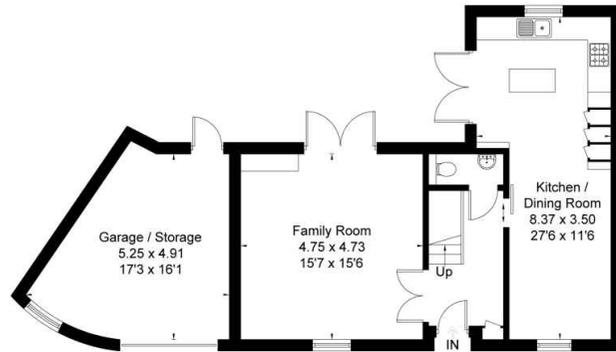
Station Close is a private development just off Moorend Road, one of Cheltenham's most fashionable roads linking Leckhampton to The Park. Two of Cheltenham's finest locations, the area is made up of character homes with an attractive 'village' atmosphere and within strolling distance of the cosmopolitan lifestyle on offer in Cheltenham's centre. The famous shopping districts of Montpellier, Tivoli and The Promenade, with their lively café and restaurant culture, are within close walking distance, and the town centre, home to many internationally renowned festivals including Jazz, Music and Literature, is a 15 minute walk. The appeal of this location is its easy accessibility to Cheltenham's world-renowned schools with The Cheltenham Ladies' College, Cheltenham College, Dean Close and Richard Pate Preparatory all within a mile.

Communication links are also excellent to the M5, A40 and A435 and Cheltenham Spa train station takes 15 minutes by foot.

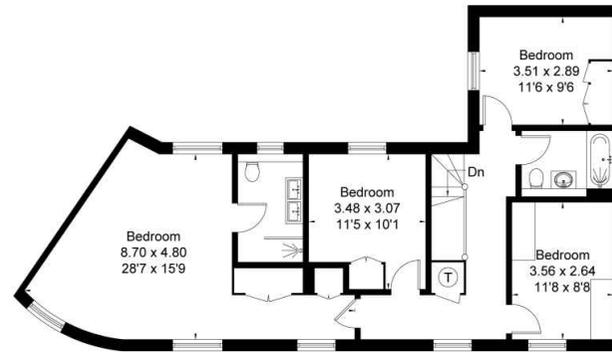


FLOORPLANS

Approximate Area = 139.6 sq m / 1503 sq ft
 Garage = 20.1 sq m / 216 sq ft
 Total = 159.7 sq m / 1719 sq ft



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland & Wales</small>		<small>EU Directive 2002/91/EC</small>	