



KE<sup>tm</sup>  
KINGSLEY  
EVANS

2 KESTREL CLOSE

LECKHAMPTON, CHELTENHAM

## 2 KESTREL CLOSE

LECKHAMPTON, CHELTENHAM

*A superb detached residence forming part of a quite enclave in the heart of Leckhampton*

- Reception Hall
- Kitchen/Family Room
- Dining Room
- Sitting Room/Media Area
- Bedroom with En Suite Shower Room
- Three Further Bedrooms
- Two Bathrooms
- Courtyard Garden
- Lawned Garden
- Off Road Parking for Two Cars

### SITUATION

2 Kestrel Close is one of four detached town houses built by Morgan Grunfield some 7 years ago. This impressive home forms part of an attractive and quiet enclave, beautifully tucked away. Much of the charm of this idyllic home is due to its setting, within strolling distance to the hub of the sought after Bath Road, yet offering a real sense of privacy. Leckhampton is a highly sought after location and one of Cheltenham's finest residential areas, well known for its exceptional local schools and the eclectic mix of boutique shops, coffee houses and eateries. Cheltenham is within close proximity and offers a more comprehensive range of facilities and a cultural lifestyle to its audience, playing host to several highly acclaimed festivals including, Music, Literary and Jazz. A centre for education, Cheltenham boasts outstanding schools including, The Cheltenham Ladies College, Cheltenham College and Dean Close, all within walking distance. Communications are excellent from this location, it is particularly well placed for access to the motorway networks and there are trains to London and





## DESCRIPTION

2 Kestrel Close is a home of absolute distinction, making the best of space, style and specification. Exemplifying innovative design and built with luxury and light in mind, with great onus placed on bringing the outside in. Exact standards and attention to detail combine with impressive accommodation and the flexibility to use the house as one requires. The well balanced floorplan skilfully offers a traditional layout and excellent room proportions with exceptional interlinking spaces ideal for entertaining. Arranged over four floors, entrance is gained through a reception hall with the living areas set off. The kitchen is stunning, the country style units work beautifully in contrast to the contemporary finish. An island divides the room to a breakfast/family area which in turn leads to a dining room. This room is particularly bright, light floods through the series of glass doors which give access and views over the rear garden. A cloakroom and utility complete the accommodation on this floor. A staircase leads down to lower ground level and to the spectacular sitting room. This spacious room is an exceptional addition to the living space and lends itself beautifully to being split to create the ideal space for a cinema area/games room. Enhanced by French doors that lead to a courtyard area, which can be opened up to provide an extension to the sitting room. On first floor level there are three bedrooms all of which are of good proportions. There is a guest bedroom with luxurious en suite shower room and a separate modern bathroom facility serving the remaining bedrooms. Stairs lead up to a further guest bedroom and a bathroom.

## OUTSIDE

Kestrel Close is fronted by a driveway offering off road parking for two cars. Particular thought has been given to outside entertaining with two patio terraces ideal for al fresco dining. The rear garden is mainly laid to lawn and bounded by fencing to create a sense of privacy.

## LOCAL AUTHORITY

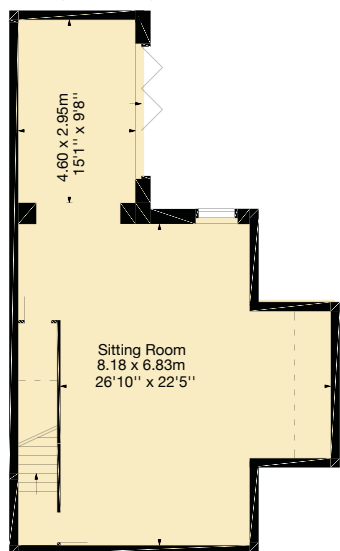
Cheltenham Borough Council. Tel:01242 262626

## VIEWINGS

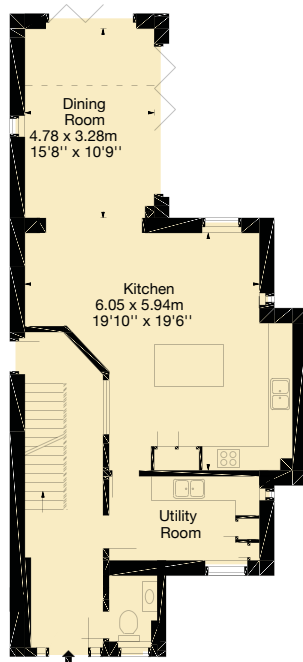
Viewing by appointment only



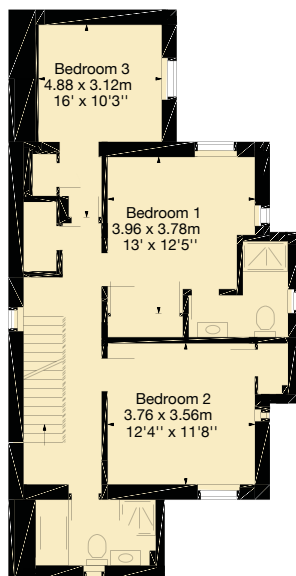
2 Kestrel Close,  
Leckhampton,  
Cheltenham, GL53 0LQ  
Approx. Gross Internal Area  
2765 Sq Ft - 257 Sq M



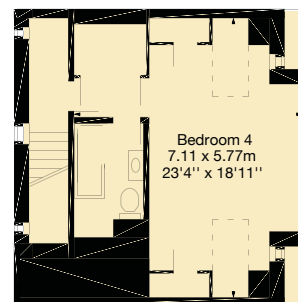
Lower Ground Floor



Ground Floor



First Floor



Second Floor



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