



4 LECKHAMPTON RISE

Leckhampton, Cheltenham, GL53 0AP

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An exceptional modern home and one of the largest designs on this sought after enclave, with excellent living and bedroom space, a newly landscaped garden, parking and a carport all central to Leckhampton.

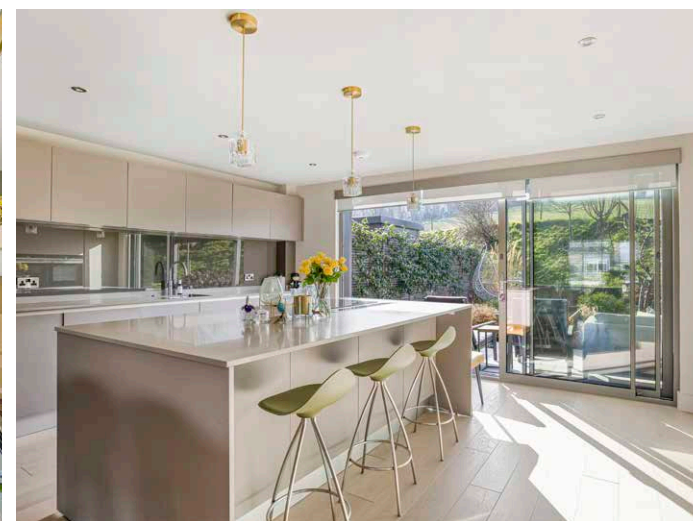
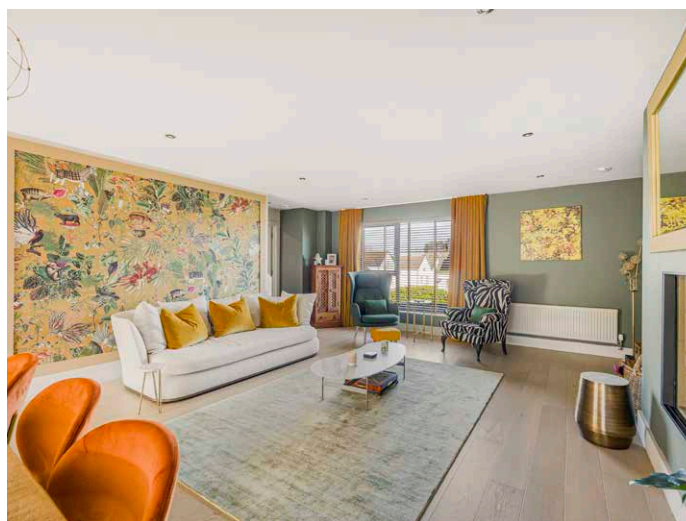
- Family Room
- Kitchen/Dining/Sitting Room
- Study
- Cloakroom and Utility
- Master Suite with En Suite
- Two Guest Bedrooms with En Suites
- Bedroom
- Bathroom
- Parking
- Carport
- Beautifully Landscaped Gardens

DESCRIPTION

This excellent home is positioned in a quiet enclave at the edge of the sought-after village of Leckhampton. Built in 2018 by Boo Homes, who are recognised for their quality builds with ample living space, bedrooms, and storage, in addition to a beautiful style throughout the three floors. One of the larger homes within the estate, the standard of finish is both immaculate and of the highest quality, yet the current owners have enhanced the house and garden, to create a luxurious feel with all modern commodities added for extra comfort.

Entrance is on the ground floor, which offers a wide hallway that introduces an informal family room, utility, cloakroom and an en suite bedroom. This independent arrangement, is ideal for guest or teenagers wanting their own space away from the principal bedrooms.

The second floor contains the living rooms including a separate study and the kitchen/dining and sitting room. Arguably this is the most impressive part of the house, designed to be open plan with distinct areas for cooking, dining and sitting, this wonderfully bright and contemporary room is functional yet sociable and the kitchen itself, has a range of modern fitted units and integrated appliances to one side with a large breakfast island that divides the space for a dining table and sofas adjacent to a fireplace. A set of sliding doors open out to the patio terrace, overlooking the beautiful gardens and the broader open views of Leckhampton Hill.



On the first floor are three double bedrooms, which have also been designed to maximise the space and add quality fittings. The master suite has an en suite bathroom and a range of fitted wardrobes, it enjoys a stunning vista of Leckhampton Hill. Bedroom two has an en suite shower room whilst bedroom three has the benefit of a range of fitted storage.

OUTSIDE

Number 4 is set in an elevated position and is one of just six of the larger homes on this prestigious estate. The gardens have been thoughtfully and beautifully landscaped by the prestigious international award-winning landscape and design company, Emotive Landscapes, their MD and founder won 'Young Horticulturist of the Year'. The clever design has allowed for a curated garden that blends with the Cotswold countryside and as such, is well stocked with a range of mature trees, including a feature crab apple tree that has the most wonderful scent and blossom, in addition to considerate planting, that not only attracts wildlife but it also provides colour and coverage for most of the year. The pergola is a real statement, the perfect spot to dine outside, and offers a built in heater and the ability to add speakers, should someone wish. There is an automatic rain sensor, closing the louvered roof when appropriate and discreet lighting within the garden. The water feature is also a wonderful centrepiece, and fundamental to the overall feel of the garden. One of the benefits to this setting is the open countryside that it backs on to, providing a scenic backdrop and views to be enjoyed from the house and garden. The property is fronted by a driveway offering off road parking for two cars under a contemporary carport. There are additional parking spaces for visitors.

SITUATION

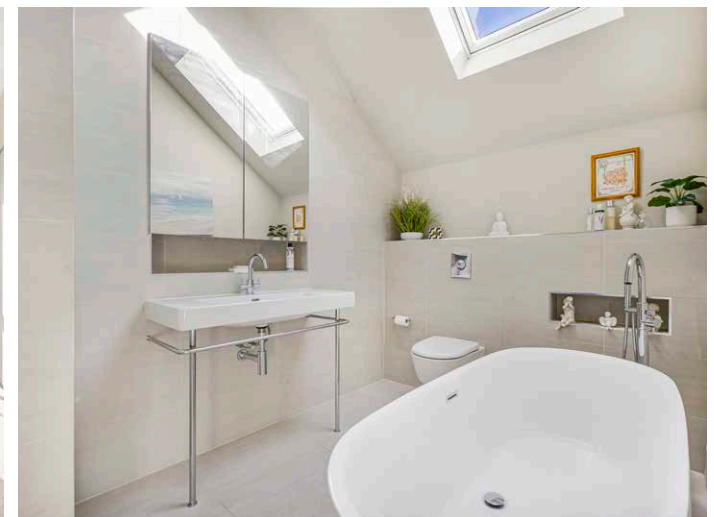
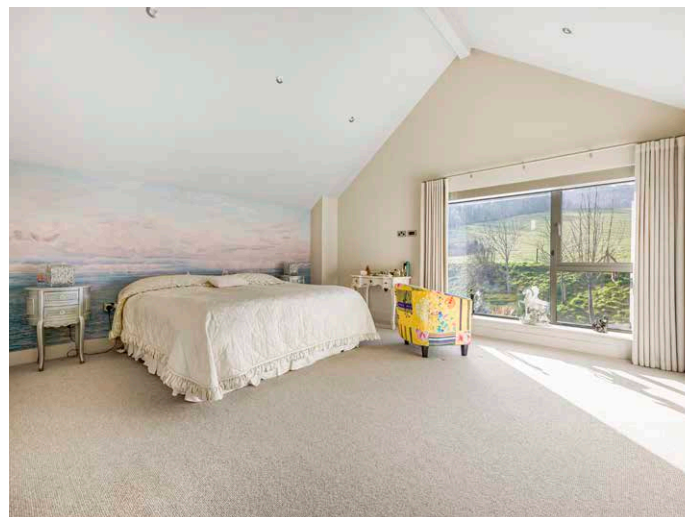
The Leckhampton Rise development has quickly established itself as one of the most sought-after positions of any small estate in Cheltenham. Much of the attraction of this location is the setting, just off the popular Leckhampton Road at the foot of Leckhampton Hill. Arguably one of Cheltenham's finest residential area, ideally situated within a short stroll to the cosmopolitan shopping areas of Bath Road yet also close to some of the best walking and riding countryside. Cheltenham's cultural centre is also within striking distance, providing a comprehensive range of shops, eateries and festivals. Schools both within the state and private sector are particularly excellent to include, The Cheltenham Ladies' College, Cheltenham College and Dean Close as well as the well reputed Leckhampton Primary School and the highly regarded Leckhampton High school. This and the excellent communication access to major motorway networks make it perennially popular for families.

LOCAL AUTHORITY

Cheltenham Borough Council

SERVICES

All mains services connected



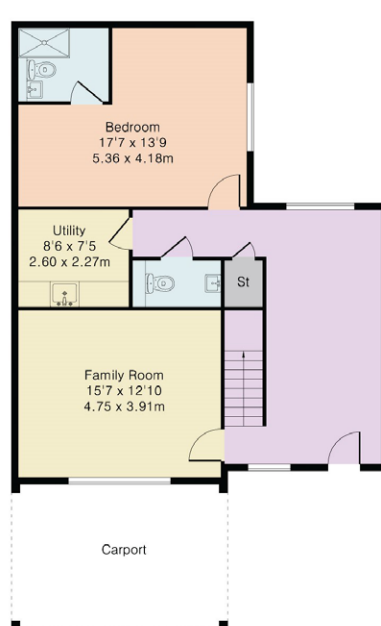
FLOORPLANS

Approximate Gross Internal Area 2421 sq ft - 225 sq m

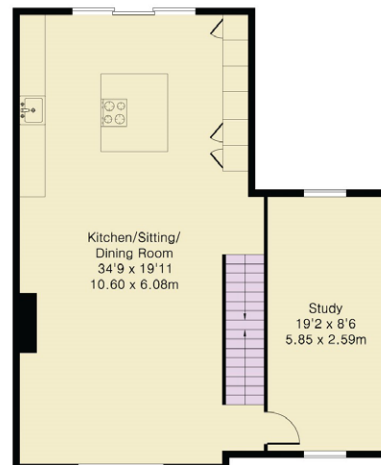
Ground Floor Area 807 sq ft – 75 sq m

First Floor Area 807 sq ft – 75 sq m

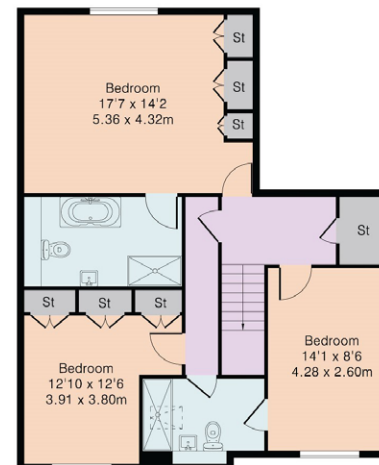
Second Floor Area 807 sq ft – 75 sq m



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) A		
(81-91) B	86	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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