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BRINDLEY HOUSE

Moorend Grove, Leckhampton, Cheltenham, GL53 0EX

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An elegant, substantial period home with excellent and flexible accommodation, parking, garage and a pretty garden on this highly coveted road.

Lower Ground Floor:

- Kitchen/Dining Room • Reception Room
- Bedroom • Office • Studio/Home Office with Kitchenette & Shower Room

Raised Ground Floor:

- Magnificent Kitchen/Dining/Family Room
- Sitting Room • Drawing Room • Garden Room
- Cloakroom

First Floor:

- Principal Bedroom with En Suite • Two Further Bedrooms • Bathroom and Shower Room

Second Floor:

A further bedroom

Outside:

- Off Road Parking for several cars • Garage
- Garden

DESCRIPTION

A beautiful period semi-detached house, arranged over four floors, forming part of an attractive street scene on the highly coveted Moored Grove. This classic home has been the subject of a significant program of improvement, cleverly balancing a modern style whilst retaining the beautiful features of its era, to ensure the best of contemporary family living within the traditional structure. Spanning over 4476 Sq Ft of internal accommodation, the property is grand, yet it flows with ease with a balance of formal and informal living spaces.

Entrance is via stone steps the front door opens to an entrance lobby which has full height critall doors that open to the magnificent entrance hall. This open space is a feature in itself acting as a garden room with bi fold doors that open to a raised terrace overlooking the garden and a few steps to the kitchen/breakfast and family room. A vaulted ceiling fills this entire space with natural light and adds volume to the room. The kitchen itself is fitted with a range of bespoke, handmade units, a central island unit and integrated appliances with ample space for a dining table and for sofas within the seating area. An inner hallway gives access to both



a formal drawing room with double doors to outside and a more relaxed sitting room. Both rooms are on a grand scale, the drawing room has a fireplace with gas inset as a focal point and French doors opening to the raised terrace that it shares with the garden room. The sitting room overlooks the front street scene through a large bay window and also features a fireplace.

On the first floor there are three double bedrooms. The principal suite has a walk in wardrobe and beautiful en suite shower room, whilst a family bathroom and separate shower room serves the remaining bedrooms. On the second floor a further bedroom has wonderful views from the Velux roof balcony and also offers excellent storage within the eaves.

The lower ground floor can be accessed independently from an external door or, from the main house as the staircase between the two is in use. This provides an excellent space to use as a self-contained area for guests, independent relative or as a let. Alternatively, it can be used as overflow accommodation to the main house. There is a large reception room, that overlooks the rear garden that opens to the kitchen, which is well appointed with a range of cabinetry, a Belfast sink and solid worktops. There is a large double bedroom to the front and a newly fitted shower room. Underfloor heating runs throughout the hard floors on this level. Also on this floor is an excellent wine cellar and further areas for storage. In addition to an independently accessed home office which has a small but well-appointed kitchenette, a shower room and French doors out to the garden making this an ideal space in which to work from home or as a studio.

OUTSIDE

To the front of the house is private parking for several cars and access to the single garage all set behind a gated entrance. The rear garden is a lovely space, with mature trees and planting, creating a backdrop of greenery rarely found in the town. There is a raised terrace which has composite decking and a glazed balustrade providing a superb link with the internal space.

SITUATION

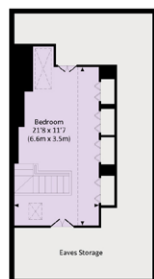
Moorend Grove is a wide and leafy road lined with high calibre homes in the heart of Leckhampton. This beautiful pocket of Cheltenham has its own 'village' atmosphere and is within strolling distance of a lovely range of amenities both on the ever-popular Bath Road, including a deli, health shops, butchers, coffee houses and restaurants. The property enjoys the best of all worlds, with parks and green open spaces in addition to some excellent schooling in both the private and state sector including Leckhampton Primary and Leckhampton High School as well as The Cheltenham Ladies' College, Cheltenham College and Dean Close, all within a comfortable walk or short drive. Cheltenham's fashionable shopping districts, Montpellier and the Promenade, are extremely close enjoying some excellent shopping, restaurants and the many internationally renowned Festivals to include Jazz, Music and Literature that the town offers. Communication links are highly accessible to the M5, A40 and A435 and Cheltenham Spa train station is a little over a mile away.



BRINDLEY HOUSE, MOOREND GROVE, GL53

Approx. gross internal area 3453 Sq.Ft. / 320.8 Sq.M.

Approx. gross internal area 4402 Sq.Ft. / 409.1 Sq.M. Inc. Restricted Height Area, Eaves Storage, Cellar & Garage



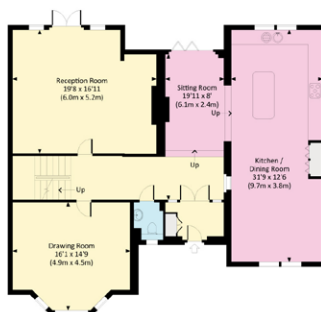
SECOND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



RAISED GROUND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	70
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)	45	F
(1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

