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12 MOOREND GROVE

Leckhampton, Cheltenham, GL53 0EZ

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A well-presented modern detached family home nestled in the most glorious garden on this sought-after road a short stroll to the town's cultural centre, exceptional schools and the Bath Road.

- Reception Hall
- Kitchen/Dining/Conservatory
- Study
- Utility
- Cloakroom
- Bedroom with En Suite Shower Room
- Three Further Bedrooms
- Bathroom
- Storage
- Garden
- Parking

DESCRIPTION

A detached family home of superb proportions and excellent lateral accommodation, accompanied by a stylish finish with a contemporary design. The houses on Moarend Grove are recognised as being the most wonderful family homes, due to their superbly balanced living and bedroom space, generous plot size and its proximity to excellent schools including Leckhampton Juniors and Leckhampton High. Another excellent feature of this property is the peaceful spot in which it occupies, yet it is only a short stroll on to Bath Road and a little further to Cheltenham's cultural centre.

This lovely family home spans over 1900 Sq Ft over two floors with a floorplan that has been designed in a modern style to offer a mix of formal and informal rooms. The current vendors have comprehensively renovated the house over recent years resulting in a wonderful contemporary style and finish. An entrance hall introduces the reception rooms and to the front of the house, a home office. The sitting room runs the depth of the house, a lovely room with a double aspect view and sliding doors that open to the sun terrace and gardens. Across the rear of the house is the wonderful, kitchen, dining room and conservatory,



this exceptional space is open plan in style with areas for cooking, dining and seating. The kitchen itself is well appointed with a range of units, integrated appliances and a large central island, double doors open to the terrace and a further door, from the conservatory, also gives access to the garden making it a superb space for entertaining and family life. The current owners have converted the garage into an area for storing bikes and garden equipment and behind this, a utility room which offers access to the side of the house. A cloakroom completes the accommodation.

There are four bedrooms on the first floor, with a delightful principal bedroom that enjoys views over the garden and has the benefit of an en suite and built in wardrobes. The three further bedrooms shares a modern family bathroom.

OUTSIDE

The property nestles centrally within a generous plot with private parking for several cars to the front. The garden is a generous space, which runs along the rear and side of the house. Well stocked borders frame the level lawn with a large patio terrace that connects the outside to in. The broader view of Leckhampton Hill is just wonderful and one this pocket of Cheltenham is so well regarded far.

SITUATION

Moorend Grove is a well-regarded address in the heart of Leckhampton undeniably, this is one of the most desirable and highly sought after pockets of Cheltenham. The appeal of the location is its proximity to the thriving Bath Road, the village centre and the new, highly anticipated Leckhampton High School. Despite its access to shops and restaurants, the property sits close to the foot of Leckhampton Hill giving access to some of the best walking countryside. Within a short drive are Cheltenham's fashionable shops, Michelin starred restaurants, coffee shops and bars. Cheltenham nestles beautifully between the Cotswold Hills and the Wye Valley and is home to numerous prestigious schools in the both the state and private sector. Owing to this and the cultural lifestyle on offer, including playing hosts to several highly acclaimed festivals, it is now regarded as one of the places to live and raise a family. For the commuter, this area is particularly well placed for access to motorways networks, the M5 and M50 and the A417, Cirencester to Swindon.



Moorend Grove

Approximate Gross Internal Area = 180.8 sq m / 1946 sq ft
Store = 6.3 sq m / 68 sq ft
Total = 187.1 sq m / 2014 sq ft

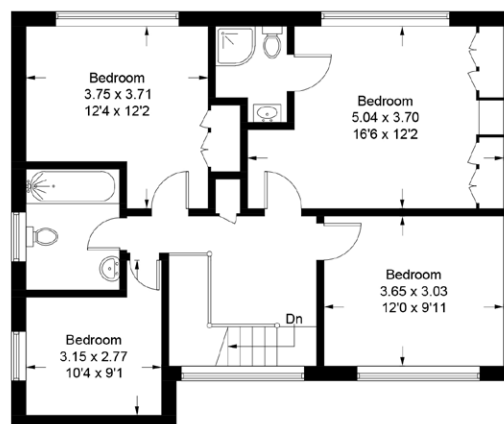
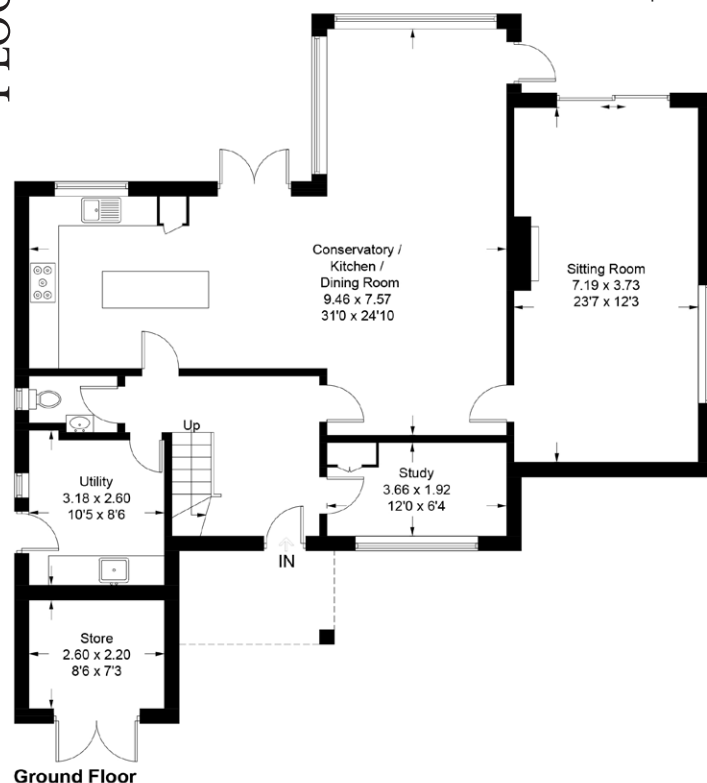


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1215366)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+)	71	75
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	D	
(39-54)		
D		
(21-38)	F	
(1-20)		
G		
Not energy efficient - higher running costs:		
England & Wales		
EU Directive 2002/91/EC		

