



12 MOOREND GROVE

Leckhampton, Cheltenham, GL53 0EZ

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*A beautifully finished modern home set in super gardens
on this highly coveted road in Leckhampton.*

- A stylish detached home
- Master bedroom with en suite
- Three further bedrooms
- Open-plan kitchen/dining/living space
- Separate sitting room
- Study
- South-facing aspect with exceptional natural light
- Ample parking and private setting
- Edge-of-Leckhampton location with views

A MODERN HOME IN A PRIME LOCATION

Number 12 is an impressive detached family home of superb proportions, lateral accommodation and modern design nestled in lovely gardens with views to Leckhampton Hill. Comprehensively renovated over recent years, it combines balanced living to bedroom space with a contemporary style to create a home that is effortlessly practical, immaculate in finish and beautifully light.

Moorend Grove is one Cheltenham's finest addresses and the property offers a unique combination of views, a larger plot and a peaceful setting while remaining part of the vibrant community of Leckhampton and only a short stroll to Leckhampton Primary and Leckhampton High School in addition to Bath Road. Offering the best of both world, countryside charm with excellent accessibility.

GROUND FLOOR – DESIGNED FOR LIVING

A wide and welcoming hallway sets the tone for the sense of space throughout with a home office positioned to the front elevation and to the side, the sitting room. This lovely south-facing room is generous in size with sliding doors opening directly onto the expansive terrace, perfect for relaxing and family living.

At the heart of the home lies the open plan kitchen/dining/living space. Bathed in natural light from its dual aspect and conservatory, this room seamlessly connects indoor and outdoor living. Designed for both everyday life and entertaining, it features:

- A high-quality range of hand-made Olive & Barr fitted cabinetry
- Quartz Worktops
- Integrated dishwasher and wine cooler
- Large breakfast island for further seating
- Ample space for large dining table and sofas
- Direct access to the terrace

A generously sized utility room, with its own external entrance, adds practicality, ideal for pets and outdoor living.

A cloakroom completes the accommodation.



FIRST FLOOR – COMFORTABLE & SPACIOUS

Upstairs, the accommodation continues to impress with four well-proportioned bedrooms:

- A bright and spacious master bedroom with ensuite and built in wardrobes, enjoying views to Leckhampton Hill
- Three further bedrooms
- A well-appointed family bathroom

OUTSIDE – LOW MAINTENANCE LIVING WITH STUNNING VIEWS

Nestled centrally within its plot, with parking for several cars to the front, the gardens are a fundamental element to the overall feel of the property. Generous in size, the level lawn runs along the rear and side of the house, providing a thoughtfully designed, easy to maintain outdoor space that is a peaceful retreat and ideal for children to play, further enhanced by the connection to outside from the principal living rooms. The views to Leckhampton Hill give a semi-rural feel, a rare find living so close to the centre.

Of worthy note, the garage was converted to provide storage for bikes and garden equipment.

LOCATION

Situated on the edge of the desirable village of Leckhampton, adjacent to Burrows Playing Field and with easy access to open countryside, the property benefits from a peaceful setting within an active and desirable community.

Leckhampton is home to an outstanding primary school and Leckhampton High School, both renowned academically and highly sought after. With vibrant Bath Road on the doorstep offering restaurants, day to day shopping, coffee shops and amenities which can be reached by foot in ten minutes. A little further is Cheltenham's centre, also within a comfortable walk, offering cultural and commercial amenities, some world renowned schools and its highly acclaimed festivals, Leckhampton has retained its status as one of the best locations to live within this area.

A HOME TO SUIT EVERY LIFESTYLE

12 Moorend Grove is a rare opportunity to acquire a thoughtfully designed and beautifully finished home in a prime location. With its lateral layout, exceptional natural light, and superb plot, it offers a lifestyle to suit all genres.





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

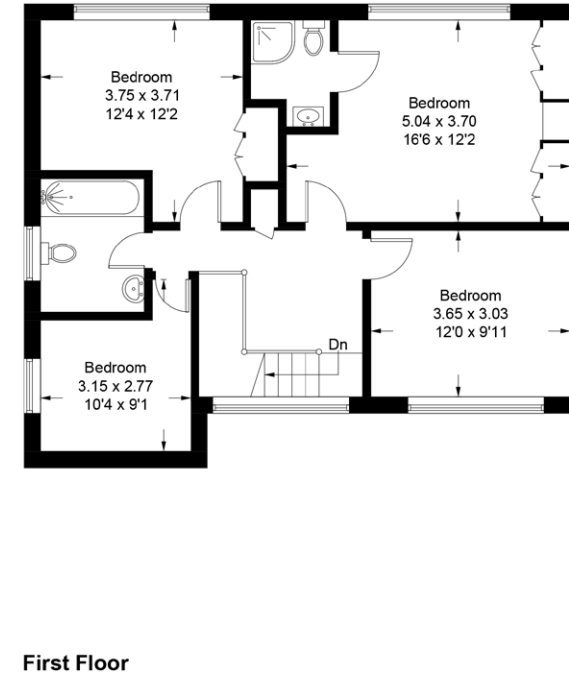
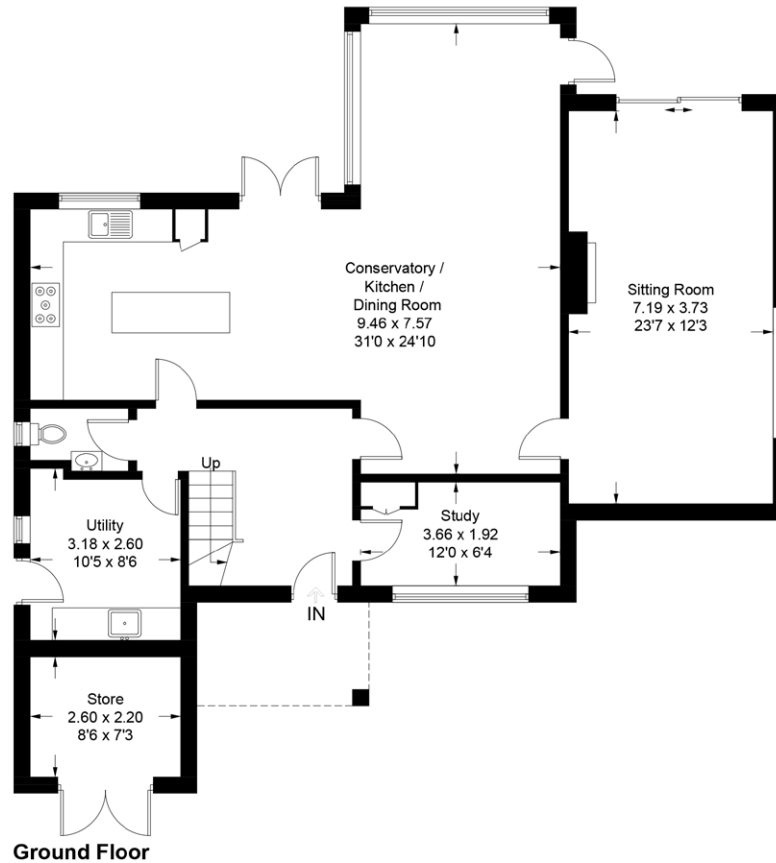


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