



Leckhampton



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Undercliffe Avenue, Cheltenham, GL53 9AB

Guide Price £825,000 Freehold

An inspirational detached house, beautifully situated within this quiet private road adjoining open countryside and with glorious views across Cheltenham and to the Malverns.

PANORAMIC VIEWS • sun room • living room • dining room/bedroom 3 • kitchen/breakfast room • utility room • ground floor shower room • 2 double bedrooms • 2 ensuite bath/shower rooms • garden room • mature gardens • private road • solar panels • underfloor heating

Description

A rare opportunity to purchase this individual detached home, beautifully upgraded by the current vendors and situated on a private road in a semi-rural location at the foot of Leckhampton Hill. This aspirational property offers spectacular panoramic views across Cheltenham and includes a relaxing sun room, characterful living room with a square bay window and feature fireplace, separate dining room/bedroom 3, modern shower room, and utility room. The impressive kitchen/breakfast room has a sleek range of modern units, space for an ESSE range with induction hob, limestone flooring with underfloor electric heating, and sliding doors to the glass balcony which enjoys breathtaking views across Cheltenham. On the first floor, there are 2 double bedrooms, both with luxurious en suite shower/bathrooms. The principle bedroom has sliding patio doors onto an additional balcony with magnificent views across to the Malvern Hills. Outside, there are lovingly tended and well stocked gardens to front and rear. The mature rear garden is a delightful calm space with gentle steps leading to a timber built gazebo adjacent to the pond, providing an ideal seating position and a super garden room (with electricity) which offers an additional versatile space. There is further enclosed storage, plus gated side and rear access.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains & Solar Panels. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

Broadband Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





Situation

Much of Undercliff Avenue's charm is the setting, the property abuts the Cotswold Area of Outstanding Natural Beauty, and is a stone's throw from the breathtaking Cotswold Way. This is ideal walking/riding countryside, yet only a short distance to Cheltenham's centre, combining town and country living. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. It's also host to the music, jazz, science, and literature festivals held in Imperial Gardens.

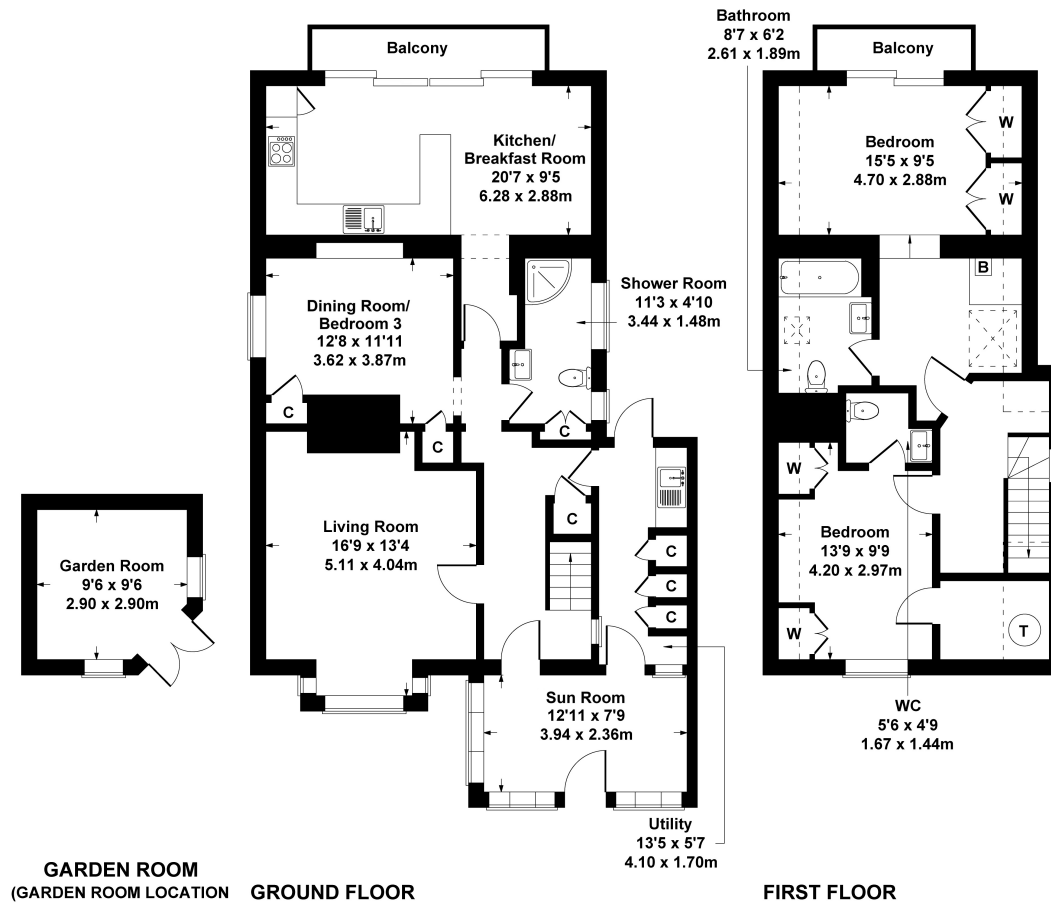
5 Undercliffe Ave

Approximate Gross Internal Area

House : 1550 sq ft - 144 sq m

Outbuilding : 86 sq ft - 8 sq m

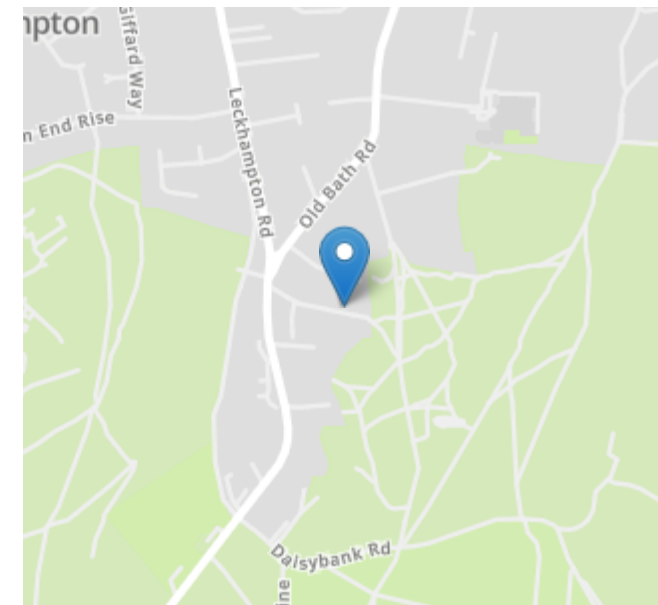
Total : 1636 sq ft - 152 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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