



erringtonsmith  
town and village properties

BRINDLEY HOUSE, MOOREND GROVE, GL53

Approx. gross internal area 3453 Sq.Ft. / 320.8 Sq.M.  
Approx. gross internal area 4476 Sq.Ft. / 415.9 Sq.M. Inc. Restricted Height Area, Eaves Storage, Cellar, Void & Garage



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

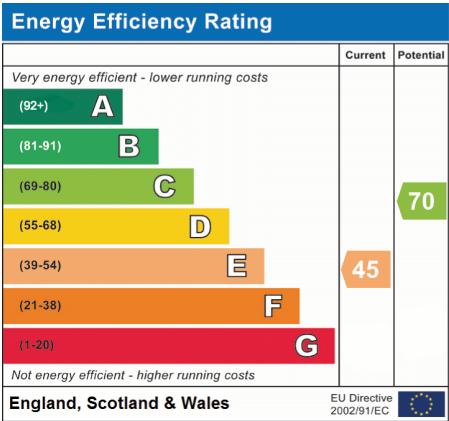
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THE PROPERTY OMBUDSMAN  
Approved Redress Scheme



Brindley House, Moorend Grove, Cheltenham,  
Gloucestershire GL53 0EX

Situated on a charming road in a highly sought-after area close to local schools, parks, and other amenities, this spectacular five double bedroom home has been meticulously designed to provide versatile and stylish living.



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**Brindley House, Moorend Grove, Cheltenham, Gloucestershire GL53 0EX**

Situated on a charming road in a highly sought-after area close to local schools, parks, and other amenities, this spectacular five double bedroom home has been meticulously designed to provide versatile and stylish living.

This exquisite property offers generously proportioned accommodation. The ground floor comprises in brief a welcoming porch, an entrance hall, a beautifully designed open-plan kitchen/breakfast room, a light and airy living room with a gas fireplace and a bay window, a spacious dining/drawing room with a gas fireplace and access to the sunny terrace and a cloakroom.

The first floor features three bedrooms, with the main bedroom boasting a beautifully appointed en-suite and a walk-in wardrobe, a family bathroom and a shower room. The second floor includes a fourth bedroom with built-in eaves storage and a roof balcony window with views reaching to Leckhampton Hill.

In addition, the lower ground floor offers versatile living options and includes a hallway, a kitchen/breakfast room, a spacious living room, a double bedroom with a bay window, a wine cellar, ample storage, and a home office with external access.

Further benefits of this fine property include a beautifully landscaped garden, a large terrace, gas-fired central heating, and underfloor heating in the raised ground floor and lower ground floor kitchen, living room, and bathrooms and an EV charging point. Council tax band G. Holding deposit £1,211. Security deposit £6,057.

