

# DELREY HOUSE

30 MOOREND PARK ROAD,
LECKHAMPTON, CHELTENHAM, GL53 0JY

la AGENCY

CHELTENHAM & THE COTSWOLDS
BESPOKE ESTATE AGENCY

# A VICTORIAN VILLA OF GREAT SCALE AND CHARACTER, COMBINING GRAND PERIOD ELEGANCE WITH EXCEPTIONAL CONTEMPORARY LIVING.

5,480 SQ FT
DETACHED VICTORIAN VILLA
SEVEN BEDROOMS | FIVE BATHROOMS
DRAWING ROOM | SITTING ROOM
SNUG/FAMILY ROOM
KITCHEN | DINING ROOM
GYM | STUDY | WINE ROOM
UTILITY ROOM | CLOAKROOM
LARGE GATED DRIVEWAY

DETACHED TWO-BEDROOM COTTAGE
WITH COURTYARD GARDEN



Delrey House is an elegant detached Victorian villa, beautifully presented and extended to create an exceptional family home that balances refined modern living with beautifully preserved period character.

Across the ground floor, the principal living spaces include an impressive drawing room with intricate ceiling mouldings, a bay window with original shutters and a fireplace with a wood burning stove. Across the hall, a charming sitting room features further original shutters and its own wood burning stove.











Positioned at the rear of the house, the kitchen features bespoke Roundhouse cabinetry, two substantial islands and an extensive range of Gaggenau appliances. French doors open directly onto an elevated terrace with views across the garden.

Opening from the kitchen, a family area rich in character continues the flagstone flooring found throughout much of the ground floor and features a wood-burning stove set within an exposed brick fireplace. This space flows into a striking contemporary dining room which is beautifully light, with floor-to-ceiling glazing framing views across the garden and doors opening directly onto the terrace.











The lower ground floor provides excellent versatility, with a spacious air-conditioned gym with French doors offering independent access to the garden, a study, two bedrooms and a glass-fronted wine cellar with exposed brickwork. A utility and laundry room, together with a bathroom, complete this level, while underfloor heating extends throughout both the upper and lower ground floors.

On the first floor are two bedroom suites, each with a bathroom, dressing rooms and walk-in wardrobes. Their impressive proportions also allow for sitting or study areas, creating wonderfully private and versatile spaces.

Three further double bedrooms occupy the second floor, one with an en-suite shower room, while the remaining two share a generous Jack and Jill shower room.







Outside, the landscaped garden is framed by mature trees and abundant planting, with a magnificent Wellingtonia creating a striking focal point. A variety of seating areas are thoughtfully positioned to capture the sun throughout the day, including a spacious paved terrace, ideal for alfresco dining and entertaining, and a secluded curved deck overlooking a charming fishpond.
To the front, a large gated driveway offers secure parking for several vehicles.

Included in the sale, the separate cottage is approached via a shared driveway to the left of Delrey House and benefits from its own private courtyard garden.

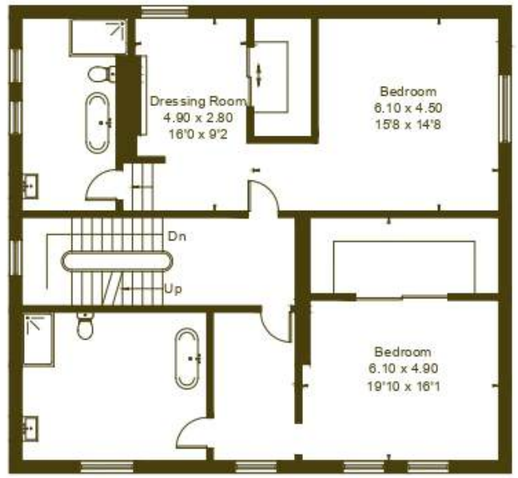
Moorend Park Road occupies a highly sought-after position in Leckhampton, characterised by its attractive tree-lined setting and handsome period homes. The excellent amenities of Bath Road and Montpellier are within easy walking distance, offering an impressive selection of independent shops, boutiques, cafés and acclaimed restaurants, while the highly regarded Leckhampton Primary School is also nearby.



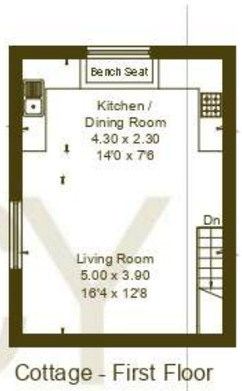
Approximate Floor Area = 509.2 sq m / 5480 sq ft
Cottage = 68.6 sq m / 738 sq ft
Total = 577.8 sq m / 6218 sq ft



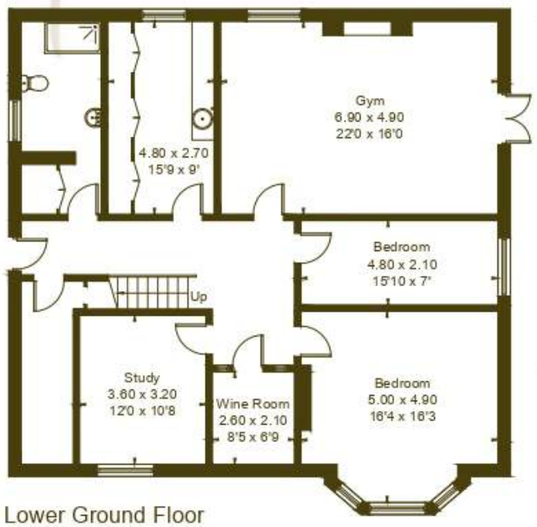
Second Floor



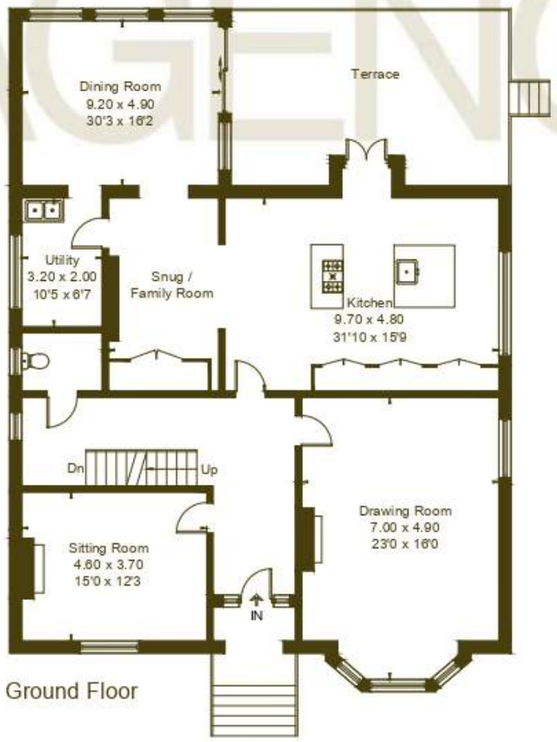
First Floor



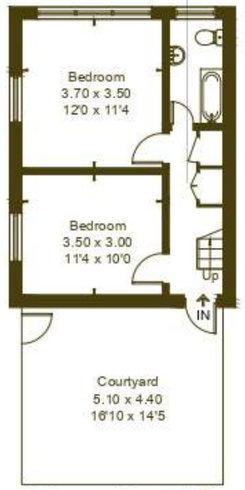
Cottage - First Floor



Lower Ground Floor



Ground Floor



Cottage - Ground Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #113250

# A RARE OPPORTUNITY TO ACQUIRE AN EXCEPTIONAL HOME OF HISTORIC CHARACTER AND CONTEMPORARY LIVING.



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