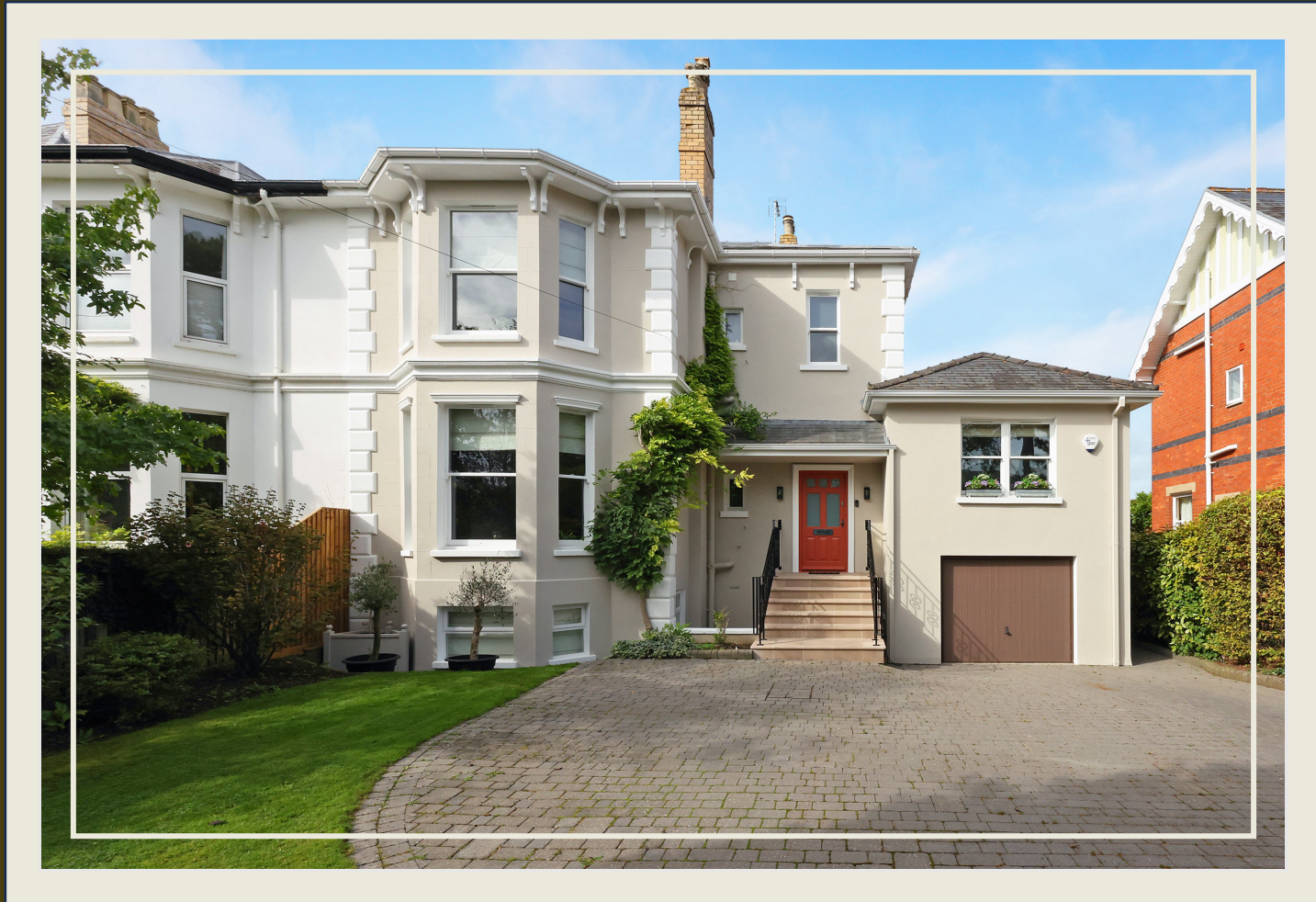


Brindley House

Moorend Grove | Cheltenham | GL53 0EX



la AGENCY

Brindley House

Moorend Grove, Cheltenham, GL53 0EX

THIS IMPRESSIVE FIVE BEDROOM SEMI-DETACHED PERIOD HOME OFFERS EXCEPTIONAL VERSATILITY AND GENEROUS PROPORTIONS THROUGHOUT, MAKING IT AN IDEAL CHOICE FOR FAMILIES SEEKING FLEXIBLE LIVING ARRANGEMENTS. THE PROPERTY IS BEAUTIFULLY PRESENTED, HAVING BEEN SIGNIFICANTLY UPDATED AND RESTORED IN RECENT YEARS, WHILST RETAINING A WEALTH OF ORIGINAL FEATURES THAT BLEND SEAMLESSLY WITH CONTEMPORARY FINISHES TO CREATE A WARM AND INVITING ATMOSPHERE.



Ground floor

- Reception hall
- Kitchen/family room
- Garden room
- Drawing room
- Sitting room
- Cloakroom
- Access to terrace

First floor

- Principal bedroom with ensuite shower room and dressing room
- Bedroom two with ensuite shower room
- Further bedroom
- Family bathroom

Second floor

- Bedroom with storage

Lower ground floor

- Reception room
- Kitchen/utility/dining room
- Bedroom
- Shower room
- Wine cellar
- Access to garden

Outside

- Garden
- Driveway with private parking
- Garage | Home office | Shower room

Location

Leckhampton is one of Cheltenham's most desirable residential areas. Families are drawn to the highly regarded Leckhampton C of E Primary School and the new High School Leckhampton. Leckhampton is well-connected, with easy access to the centre of Cheltenham and major roadways. Public transport options and proximity to the M5 motorway make commuting straightforward for residents.

The Property

Stone steps lead up to the raised ground floor, where the entrance opens into a welcoming lobby. From here, full-height Crittall-style doors lead through to a generous reception hall, creating a strong sense of space and flow from the outset. Glazed bi-fold doors open out onto a raised terrace overlooking the garden, while a few steps lead up to the kitchen/breakfast room, which forms the heart of the home. The vaulted ceiling gives this space an impressive sense of height and light, complemented by bespoke cabinetry, a central island and integrated appliances. There is ample room for both dining and a more relaxed seating area, making it a highly versatile space suited to everyday living as well as entertaining.

From the inner hallway, the living spaces are arranged across two separate reception rooms, offering a great balance of space and flexibility. The main reception room is particularly generous, centred around a character fireplace and opening out onto the raised terrace via French doors, creating an easy connection between inside and out. To the front, a second sitting room provides a more relaxed space, with a bay window bringing in natural light and a further fireplace adding warmth and character.

The bedroom accommodation is arranged over the upper floors, with three well-proportioned double bedrooms on the first floor. The principal room is particularly well-appointed, benefiting from a walk-in wardrobe and a beautifully finished en suite shower room. The remaining bedrooms are served by a stylish family bathroom, along with an additional separate shower room. The top floor provides a private, further bedroom, enjoying far-reaching views from a balcony window, along with useful eaves storage.

The lower ground floor offers a versatile and self-contained space, with access both internally and via its own private entrance, making it well suited to a range of uses. To the rear, a spacious reception room





overlooks the garden and flows through to a well-fitted kitchen, also used as the utility room for the main house, complete with classic cabinetry, solid wood worktops and a Belfast sink. To the front, there is a generous double bedroom, served by a recently updated shower room. Underfloor heating runs throughout the main living areas on this level, adding to the overall comfort.

Further accommodation includes a wine cellar and additional storage areas, while a separately accessed home office provides an ideal workspace, with its own kitchenette, shower room and French doors opening onto the garden.

Additional features include a garage, which provides secure off-street parking or valuable storage, and a separate home office, offering a dedicated and peaceful space for remote working or study. The thoughtful layout and abundance of natural light create a welcoming and practical environment, while the period details such as high ceilings, cornicing, and sash windows add character and charm.

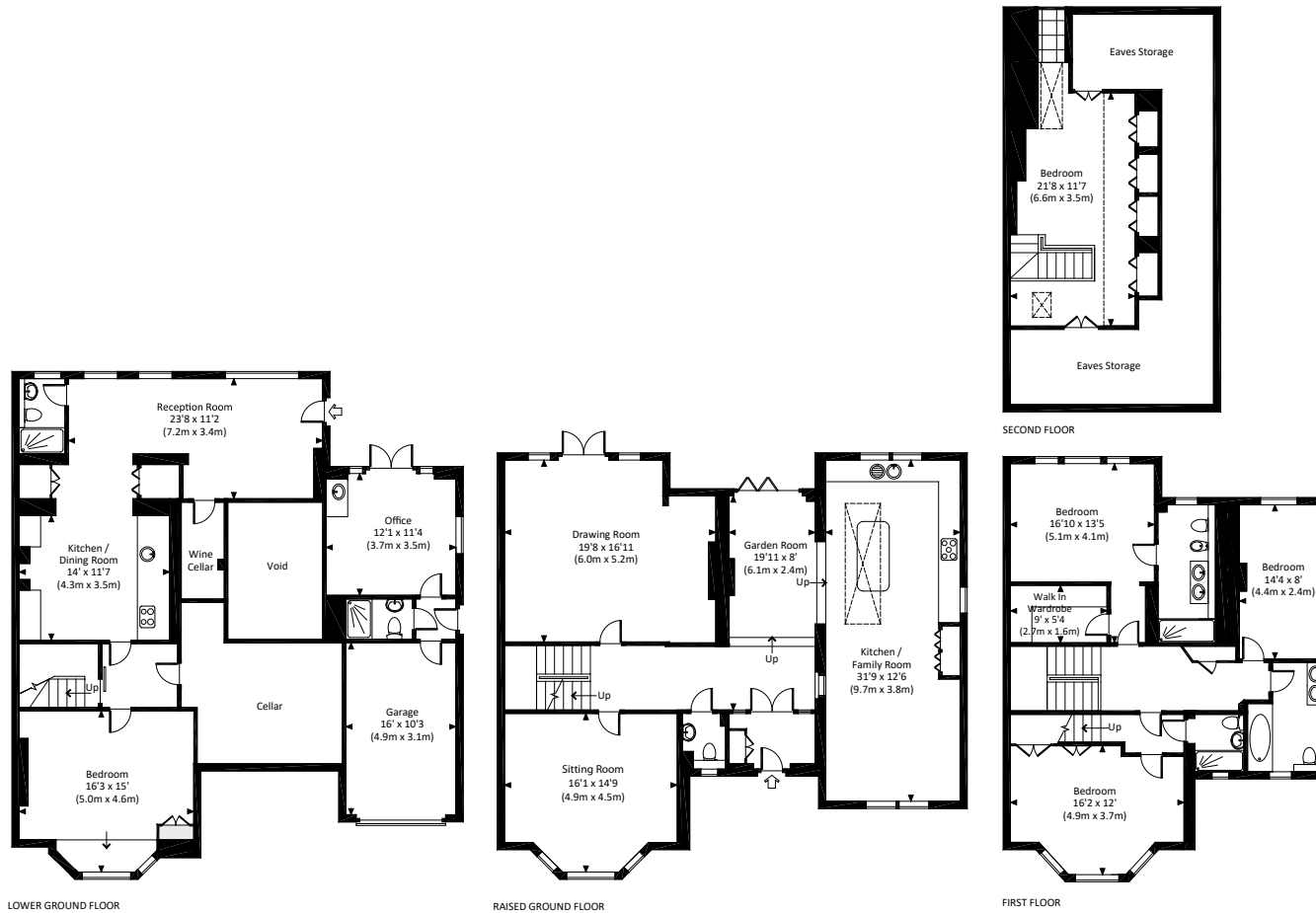




BRINDLEY HOUSE, MOOREND GROVE, GL53

Approx. gross internal area 3453 Sq.Ft. / 320.8 Sq.M.

Approx. gross internal area 4450 Sq.Ft. / 413.5 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

hello@laagency.co.uk
01242 500 404
lagagency.co.uk

The Limes, Bayshill Road,
Cheltenham GL50 3AW

rightmove  ZOOPLA

 PrimeLocation.com

la AGENCY