



Shurdington Road, Cheltenham - GL53 0JE

CR
Guide Price £1,100,000



Shurdington Road

Cheltenham, GL53 0JE

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Leckhampton High School Catchment Area
- Five Double Bedrooms
- Dual Aspect Living Room With Balcony
- Stunning Home Situated A Short Walk From The Popular Bath Road
- Large South Facing Garden
- Garage and Driveway Parking





Cook Residential presents this five-bedroom detached home on Shurdington Road, Leckhampton. Within the catchment for the Ofsted-rated ‘Outstanding’ Leckhampton High School, it offers versatile living with generous receptions, modern kitchen, underfloor heating, and a large garden. Further benefits include gated entry, security system, garage, parking, and a balcony with south-facing views—an ideal family home or spacious retreat.

Hallway: The welcoming hallway provides access to various rooms, including the kitchen, reception areas, and an additional bedroom/office.

Sitting Room: A bright lower-ground open-plan kitchen/diner with Silestone worktops, underfloor-heated sandstone flooring, roof lanterns, log burner, and garden access via glass doors.

Balcony: A spacious south-facing balcony offers a superb seating area with garden and landscape views—ideal for relaxing in the sunshine.

Utility Room: A practical utility space offering additional storage and appliance space, with direct access to the garden.

Bedroom Five / Office: A flexible room that can serve as a fifth bedroom, home office, or study, offering ample space for various uses. A large bay window overlooks the front of the property, filling the room with natural light.

Ensuite: A shower room provides a walk in shower, w/c and sink for extra convenience.

Cloakroom: Conveniently located on the garden level, this cloakroom is fitted with a WC and washbasin.

Kitchen/Dining Room: A bright lower-ground open-plan kitchen/diner with fitted units, Silestone worktops, underfloor-heated sandstone flooring, roof lanterns, log burner, and glass doors opening to the garden.

Snug: Located off the kitchen/diner, this cosy and versatile additional reception room is perfect as a family room, reading nook, or secondary lounge. Like the kitchen, it also features glass doors leading into the garden.

Cloakroom: A cloakroom is also located on this level.

Hallway: The hallway is a unique feature, with a floor adorned with thousands of pennies, creating a stunning visual effect. Dive-grade up lighters enhance the space, adding a stylish and contemporary touch. The hallway provides access to four well-proportioned bedrooms, the family bathroom, and additional storage.

Bedroom One: A substantial double bedroom featuring ample space for furniture, a rear-aspect window, plenty of walk-in wardrobe space, and a private en-suite shower room.

En-Suite to Bedroom One: Fitted with a shower, WC, and washbasin, this en-suite provides convenience and privacy.

Bedroom Two: Another generous double bedroom with a rear-aspect window offers a peaceful retreat with ample storage space.

Bedroom Three: A well-sized double bedroom with dual-aspect windows, making it bright and airy. Ideal for guests or family members.

Bedroom Four: A further double bedroom with double windows provides flexibility as a bedroom, nursery, or additional study space.

Family Bathroom: The main bathroom serves the ground floor, featuring a bath, WC, and washbasin.

Garden: A spacious garden offering a blend of lawn and patio areas, with space for bike storage and wood storage. There is plenty of space for entertaining, including a BBQ hut (available by separate negotiation). The garden also features a shed for additional storage.

Garage and Parking: The property includes a large garage, driveway parking for several vehicles, electric gates, and a CCTV security system for added peace of mind.

Location: Situated in a desirable area, this home enjoys excellent transport links and easy access to local amenities. The property is in the catchment area for the Ofsted-rated ‘Outstanding’ Leckhampton High School. Nearby shops, cafes, and leisure facilities provide convenience, while the surrounding countryside offers excellent walking and outdoor activities.

All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.



Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.