



Ledbury Court, Cheltenham, GL52 5FZ

Guide Price £475,000





Ledbury Court

Cheltenham, GL52 5FZ

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached Three Storey Town House
- Four Double Bedrooms
- Two Ensuite Shower Rooms Plus Family Bathroom
- Close To Popular Green Spaces And Countryside Walks
- Two Balconies With Far-Reaching Views and A Rear Enclosed Garden
- Detached Garage, Driveway & EV Charging Point





A beautifully presented and spacious four-bedroom detached townhouse, built in 2017 and offering approximately 1,772 sq.ft. of versatile accommodation arranged over three floors. Occupying an elevated position within a modern development. Further benefits include two westerly facing balconies enjoying far-reaching views and sunsets over the Malverns, two ensuite shower rooms, a detached garage, driveway parking with EV charging point, and an enclosed rear garden.

Entrance Hall: A spacious and welcoming entrance hall finished with tiled flooring, providing access to the ground floor accommodation, cloakroom and staircase rising through the property. A feature window to the stairwell allows natural light to flood the space, creating a bright and airy first impression.

Cloakroom: Accessed directly from the entrance hall, this generously sized cloakroom is fitted with a low-level WC and wash hand basin. There is also useful open storage beneath the vanity unit, together with a frosted window providing natural light and ventilation.

Kitchen/Dining Room: Spanning the full width of the rear of the property, this impressive open-plan space forms the heart of the home. The kitchen is fitted with a range of contemporary wall and base units complemented by wooden work surfaces, tiled flooring and a sink positioned beneath a large rear-facing window. Integrated appliances include an oven and four-ring gas hob with extractor over, together with space for a freestanding dishwasher and additional appliances. The dining area offers ample room for entertaining and family dining, whilst bespoke open shelving creates an attractive division of space without compromising the open-plan feel. French doors provide direct access to the rear garden, creating a wonderful indoor-outdoor connection.

Reception Room: Located to the front of the property, this versatile reception room enjoys a pleasant outlook through two windows, allowing plenty of natural light to enter. Currently arranged as a formal dining room, the space could equally serve as a family room, playroom, home office or additional sitting room depending on individual requirements.

First Floor Landing: A generous central landing providing access to the first-floor accommodation and staircase leading to the second floor.

Sitting Room: Occupying the first floor, this impressive reception room is flooded with natural light from windows to the front and side aspects together with glazed doors opening onto a private balcony. Offering generous proportions, the room provides an excellent space for both relaxing and entertaining. The balcony enjoys an elevated outlook across the surrounding area towards the Malvern Hills beyond.

Bedroom Three: A well-proportioned double bedroom positioned on the first floor, offering space for a double bed and additional bedroom furniture. A large window allows plenty of natural light, while the neutral décor and fitted carpeting create a comfortable and versatile bedroom.

Bedroom Four: A well-proportioned bedroom currently utilised as a home office, demonstrating the flexibility of the accommodation. With windows to two aspects, this bright room would work equally well as a bedroom, nursery, dressing room or study.

Family Bathroom: Serving the first floor, the family bathroom has been stylishly updated to create a contemporary space. The suite comprises a panelled bath with shower over, low-level WC and wash hand basin. A feature tiled wall and attractive solid wood flooring create a bright and characterful room.

Second Floor Landing: Providing access to the principal bedroom suite and bedroom two, together with a useful storage cupboard.

Bedroom One: Occupying one side of the second floor, the principal bedroom is an exceptionally generous double room enjoying windows to the front and side aspects. Glazed doors open directly onto a private balcony, creating a wonderful connection to the outdoors and taking full advantage of the elevated views and sunsets.

Ensuite Shower Room: Fitted with a large walk-in shower enclosure, low-level WC and stylish wash hand basin set upon a vanity unit. Finished with attractive marble tiling and a frosted window providing natural light and ventilation. Further benefits of this shower room is its underfloor heating.

Bedroom Two: Another exceptionally spacious double bedroom extending the full depth of the property. Benefitting from two large windows allowing an abundance of natural light, the room offers ample space for bedroom furniture and additional seating if desired.

Ensuite Shower Room: Comprising a shower enclosure, low-level WC and wash hand basin. Finished with contemporary tiling and a frosted window providing natural light and ventilation.

Rear Garden: The enclosed rear garden has been thoughtfully designed for low-maintenance enjoyment and provides an excellent outdoor entertaining space. A generous patio adjoins the property, creating the perfect setting for al fresco dining, while steps lead to a raised lawn bordered by planted beds and decorative gravel areas. Enclosed by fencing and painted brick walls, the garden offers a good degree of privacy.

Garage & Parking: The property benefits from a detached garage measuring approximately 19'8" x 9'10", together with driveway parking. An EV charging point has been installed, providing a practical feature for electric vehicle owners.

Additional Details

Tenure: Freehold

Council Tax Band: E

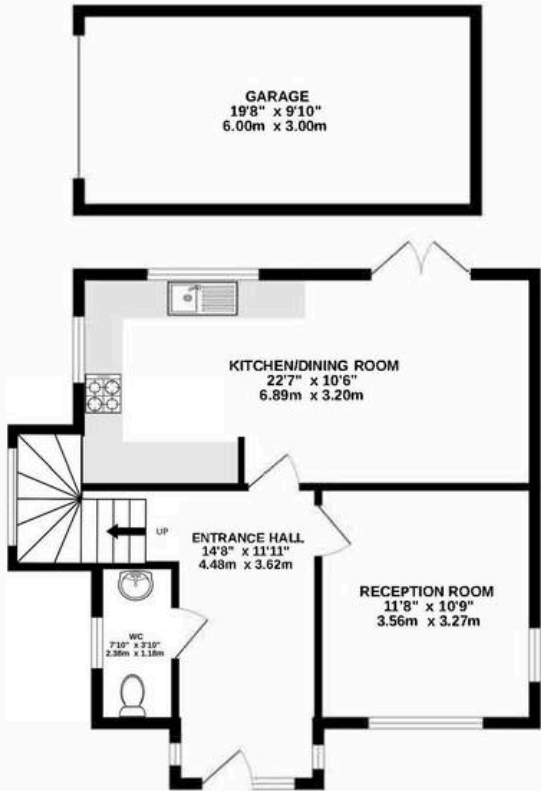
Communal Estate Charge: £166.56 Per Annum

Location: Ledbury Court forms part of a modern residential development positioned on the northern side of Cheltenham. The property enjoys excellent access to Cheltenham town centre, Pittville Park, local schools, supermarkets and leisure facilities. There are many local walks available that take you towards Cleeve Hill and surrounding green spaces.

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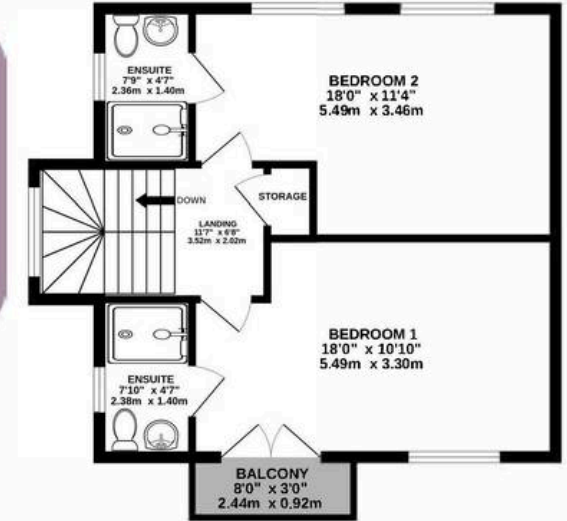
GROUND FLOOR
67.8 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



2ND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 1772 sq.ft. (164.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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