



15 Southcourt Close, Leckhampton, GL53 0DW

Guide Price £700,000



Southcourt Close

Leckhampton, GL53 0DW

Stylish 5-bed family home in sought-after Leckhampton. Modern kitchen, ensuite, landscaped garden. Close to amenities, schools, and Cheltenham attractions. Parking for multiple vehicles. Freehold. (Cook Residential advises independent verification.)

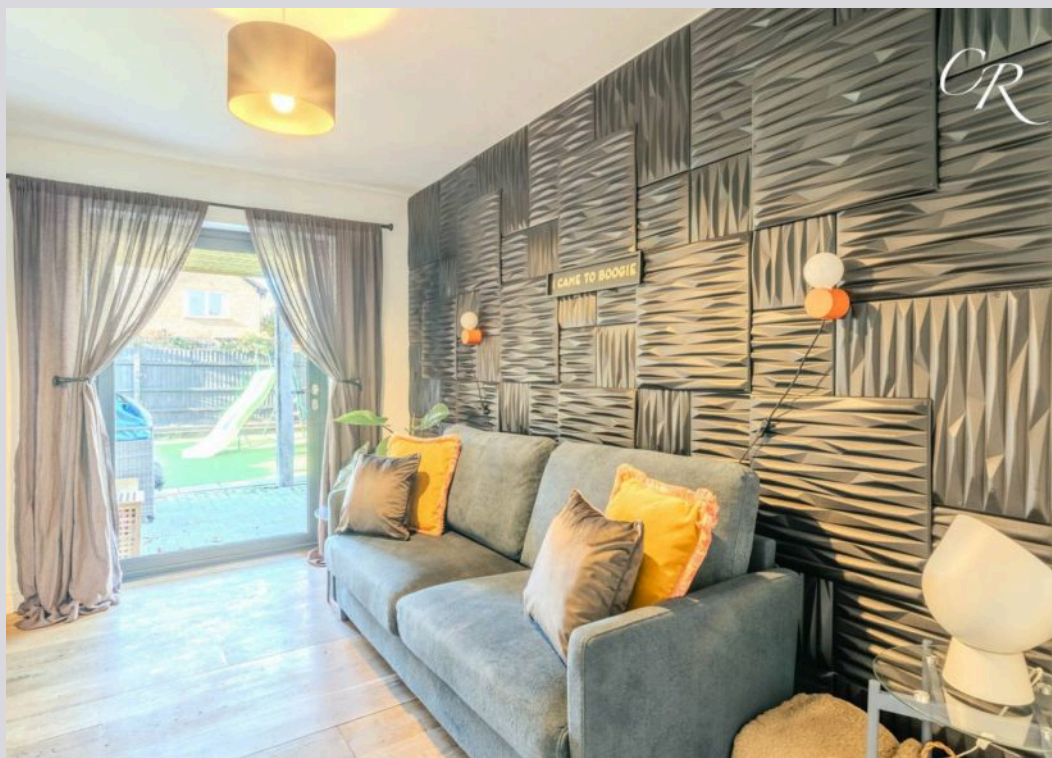
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Family Home in Sought-After Leckhampton Location
- Five Bedrooms and Three Versatile Reception Rooms
- Stylish Kitchen Opening to Dining and Snug Areas
- Principal Bedroom with Modern Ensuite
- Landscaped Rear Garden with Side Access
- Driveway Parking for Multiple Vehicles





A beautifully presented and thoughtfully extended detached family home situated in the highly sought-after area of Leckhampton. Originally built in the 1980s, this stylish property has been updated throughout to create a spacious and versatile layout ideal for modern family living. The home benefits from five bedrooms, three reception areas, a contemporary kitchen, ensuite to the principal bedroom, and a landscaped rear garden with side access.

Entrance Hall: The welcoming hallway provides access to the ground-floor accommodation and includes a cloakroom with WC and hand basin.

Sitting Room: Positioned to the front of the property, the sitting room is a generous and inviting space featuring wood-effect flooring, contemporary décor, and a large window flooding the room with natural light. There is also an understairs storage cupboard providing practical household storage.

Kitchen: The sleek, modern kitchen is fitted with a range of gloss-fronted wall and base units complemented by wood-effect worktops and stylish tiled splashbacks. Integrated appliances include an oven and hob with extractor over, and there is space for a washing machine and dishwasher. The kitchen opens directly into the dining and snug areas, creating a sociable, free-flowing layout perfect for family life and entertaining.

Dining Room: Extended to the rear, the dining room enjoys views over the garden through large double doors which open onto the patio. The room features striking statement wall panelling and wood flooring, offering a vibrant yet cohesive design that connects seamlessly with the adjoining kitchen.

Snug: Accessed from the kitchen, this cosy secondary reception room features a large glazed door leading into the garden and provides a versatile space ideal as a playroom, home office, or relaxing retreat.

Bedroom Five: Also on the ground floor, this adaptable room is currently used as a bedroom but could equally serve as a home office or hobby space.

First Floor Landing: Stairs rise to the first floor, providing access to four well-proportioned bedrooms and the family bathroom.

Bedroom One: Located to the rear of the property, the principal bedroom includes built-in wardrobes and benefits from a contemporary en-suite shower room finished with neutral tiling and chrome fittings.

Bedroom Two: A spacious double bedroom positioned at the front of the property, offering a pleasant outlook and ample room for freestanding furniture.

Bedroom Three: Also at the front, this charming double bedroom features soft décor and is perfect for a child’s room or guest bedroom.

Bedroom Four: A further front-facing bedroom currently arranged with bunk beds, ideal for a nursery or home study.

Family Bathroom: Stylishly fitted with a modern suite comprising a panelled bath with shower over, WC, and wash hand basin with storage beneath. The room is finished with smart navy cabinetry and tiled splashbacks.

Outside: The rear garden is laid with low-maintenance artificial lawn bordered by planted beds and enclosed by timber fencing, making it a safe and practical space for children and pets. A paved patio area provides room for outdoor dining, and there is side access from the driveway.

Parking: To the front, the block-paved driveway offers parking for multiple vehicles.

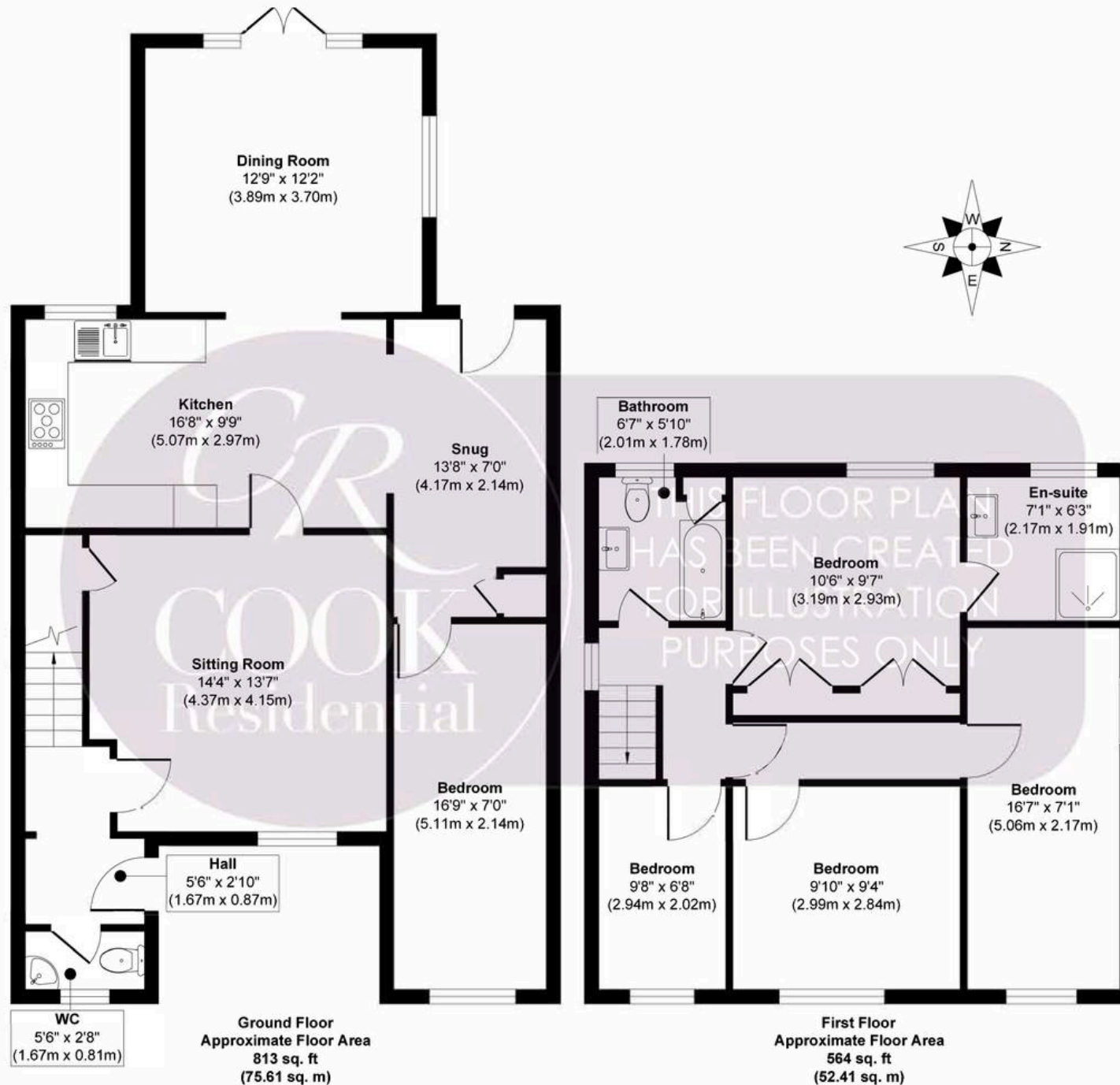
Additional Details:

Tenure: Freehold

Council Tax Band: D

Location: Southcourt Close is situated in a popular residential area within Leckhampton, a highly desirable suburb on the southern side of Cheltenham. The area is well served by a range of amenities, including local shops, cafés, and restaurants along the Bath Road, as well as excellent schooling options such as Leckhampton Primary School and The High School Leckhampton. For outdoor pursuits, Leckhampton Hill offers stunning countryside walks, while Cheltenham town centre provides boutique shopping, restaurants, and cultural attractions including the Everyman Theatre and annual Cheltenham Festival.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by the purchaser’s solicitor. All measurements and details provided are for guidance only.



Approx. Gross Internal Floor Area 1377 sq. ft / 128.02 sq. m

Produced by Elements Property



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.