



Honeysuckle Avenue, Cheltenham, GL53 0AT

Guide Price £985,000





Honeysuckle Avenue

Leckhampton, GL53 0AT

- Detached Five Bedroom Home
- Immaculately Presented Throughout
- Conveniently Situated Within The Leckhampton High School Catchment Area
- Five Years NHBC Warranty Remaining
- Thoughtfully Designed Landscaped Rear Garden With a Covered Entertainment Area
- Driveway Parking For Multiple Vehicles





This beautifully presented five-bedroom detached family home occupies a discreet position as one of just four properties on a private drive, within the highly sought-after area of Leckhampton with stunning views to Leckhampton Hill. Originally an ex-show home, and further improved by the current owners the property offers generous, versatile accommodation finished to a high standard throughout, complemented by a recently landscaped garden and excellent outdoor entertaining space. The home further benefits from approximately five years remaining on the NHBC warranty, driveway parking and garage space.

Entrance Hall: A welcoming and spacious entrance hall featuring neutral décor, stairs rising to the first floor, and access to the principal ground-floor rooms. A useful storage cupboard and doors to the cloakroom and converted garage space enhance everyday practicality.

Cloakroom: Fitted with a modern white suite comprising a low-level WC and wash hand basin.

Living Room: A beautifully styled reception room offering a calm and comfortable space, featuring bespoke shelving, a log burner set within a feature fireplace, and a large bay window providing excellent natural light.

Snug : A versatile additional reception room currently utilised as a home office and snug, ideal for modern family living. French doors open directly onto the rear garden, allowing for flexible use as a playroom, media room or home workspace.

Playroom: Two thirds of the original garage has been thoughtfully converted to create a dedicated playroom or hobby space, while retaining useful storage within the remaining section of the garage.

Kitchen / Dining Room: An impressive open-plan kitchen / dining space forming the heart of the home, finished with contemporary cabinetry, extensive worktop surfaces and a central peninsula providing both preparation space and informal seating. Integrated Siemens appliances include two built-in fridge freezers and a double oven, while recessed ceiling lighting and tiled flooring enhance the modern aesthetic. The dining area comfortably accommodates a large family table and benefits from french doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

Utility Room: A well-appointed utility room fitted with additional cabinetry, sink unit and space for appliances, with a door providing side access to the property.

First Floor Landing: A generous landing providing access to all bedrooms and the family bathroom, with loft access and built-in storage.

Bedroom One: A spacious and beautifully presented principal bedroom enjoying a stunning outlook, with ample space for bedroom furniture and access to a stylish en-suite shower room.

En-Suite: Fitted with a modern walk-in shower, WC and wash hand basin, complemented by contemporary tiling and fittings.

Bedroom Two: A further generous double bedroom, also benefiting from its own en-suite shower room, making it ideal for guests or older children.

Bedroom Three: A well-proportioned bedroom offering flexibility for use as a child's room, guest bedroom or study.

Bedroom Four: A comfortable bedroom presented in soft neutral tones, ideal as a child's bedroom, guest room or home office.

Bedroom Five: A single bedroom completes the first-floor accommodation, offering excellent flexibility for family living or home working.

Family Bathroom: Fitted with a modern suite comprising a panelled bath with shower over, WC and wash hand basin, finished with neutral tiling and contemporary fixtures.

Rear Garden: A beautifully landscaped and thoughtfully designed rear garden, ideal for both family living and entertaining. The garden features a generous expanse of low-maintenance artificial lawn, complemented by paved seating areas and raised planters. A standout feature is the covered sunken gazebo, creating an impressive outdoor living space complete with lighting and power, perfect for entertaining, relaxing or outdoor cinema evenings. The garden offers excellent privacy and usability, forming a true extension of the living accommodation.

Parking: The property benefits from driveway parking providing space for multiple vehicles, along with a garage space, which has been retained for storage following the partial conversion. Additional visitor parking is available within the private drive serving the small development.

Tenure: Freehold

Council Tax Band: F

Estate Charge: Approximately £100 per annum

NHBC Warranty: Approximately 5 years remaining

Location: Honeysuckle Avenue is ideally positioned within the highly sought-after area of Leckhampton, one of Cheltenham's most desirable residential locations. The property is well placed for access to local amenities, green spaces and



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Approximate Area = 2036 sq ft / 189.1 sq m

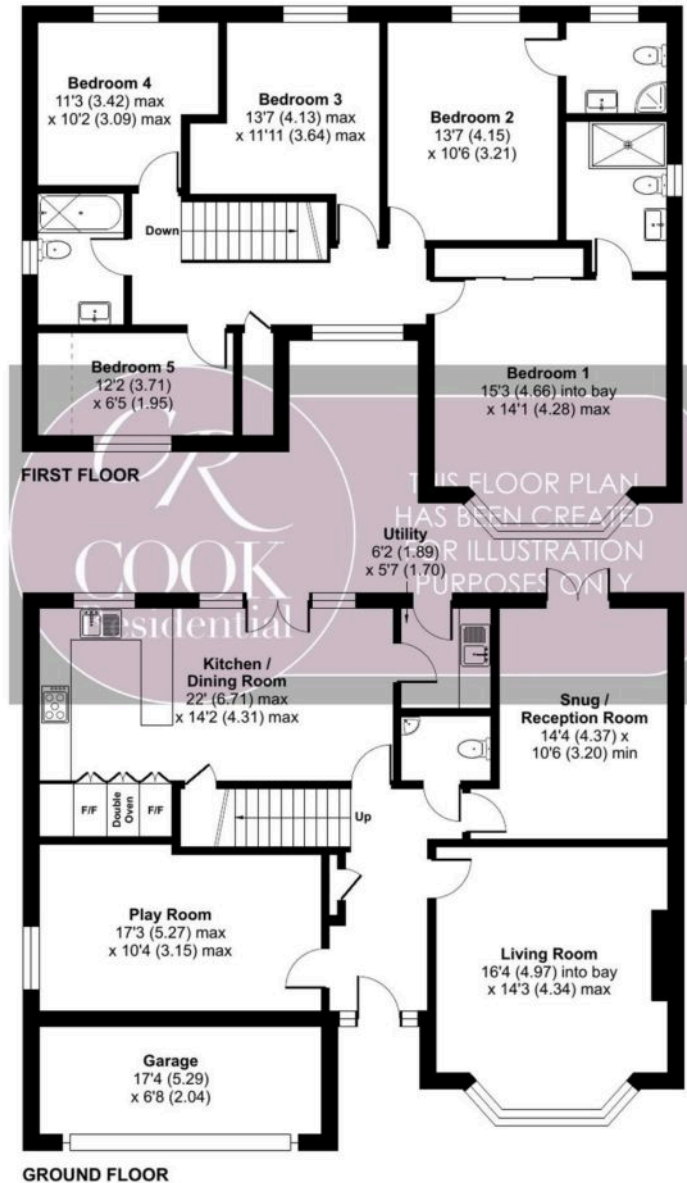
Limited Use Area(s) = 14 sq ft / 1.3 sq m

Garage = 117 sq ft / 10.9 sq m

Total = 2167 sq ft / 201.3 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Cook Residential. REF: 1393771





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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.