

COPPERLEAF, 66A

SHURDINGTON ROAD, CHELTENHAM, GL53 0JE

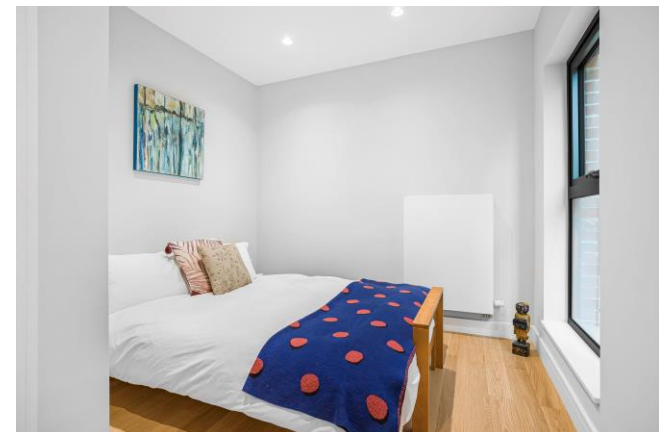


COPPERLEAF, 66A

Nestled amongst some of Cheltenham's historic houses, Copperleaf showcases the seamless integration of contemporary design within a traditional setting. This new build Architecturally designed house beautifully combines sustainability within a context-sensitive design.

Named after its backdrop of Copper Beech trees, Copperleaf is a four double-bedroom, two-bathroom detached home, offering approximately 1,300 sq. ft. of accommodation over stepped levels. Designed to maximise its setting, it features a distinctive yet understated form that blends harmoniously with its surroundings. A double-height entry hall, positioned mid-level between the living space and lower-level bedrooms, creates a dramatic sense of arrival. It draws the eye through the building to the rear garden, where mature trees form a picturesque backdrop. The main living space, positioned at garden level, features a stunning open-plan kitchen, dining, and living area with a soaring double height ceiling. Expansive glazing floods the space with natural light, offering an uninterrupted view of the leafy surroundings. The design prioritises connection to nature, with natural materials with oak flooring and panelling and a soft, neutral palette enhancing the sense of warmth and calm. The lower-ground level houses three double bedrooms, ensuring a quiet and private retreat, alongside a family bathroom and utility room. The fourth bedroom, located on the upper level, provides flexibility as a study or additional living space. Copperleaf incorporates high levels of insulation, an MVHR ventilation system with heat recovery for energy-efficient climate control, and thermally efficient glazing. These features ensure year-round comfort while significantly reducing energy consumption.





SITUATION

Copperleaf is within a short walk of the vibrant Bath Road and its wonderful independent shops and cafes alongside supermarkets, public houses and restaurants. Noteworthy the property falls within the Leckhampton High School catchment and is also within proximity of excellent primary schools including Leckhampton C of E, Naunton Park and St James. Leckhampton is renowned for its community atmosphere and beautiful countryside, it is also well placed for access to the town and transport links including the M5 motorway at J's 11 & 11a.

GENERAL INFORMATION


Services:
Mains water, electricity, gas and drainage are connected to the property.

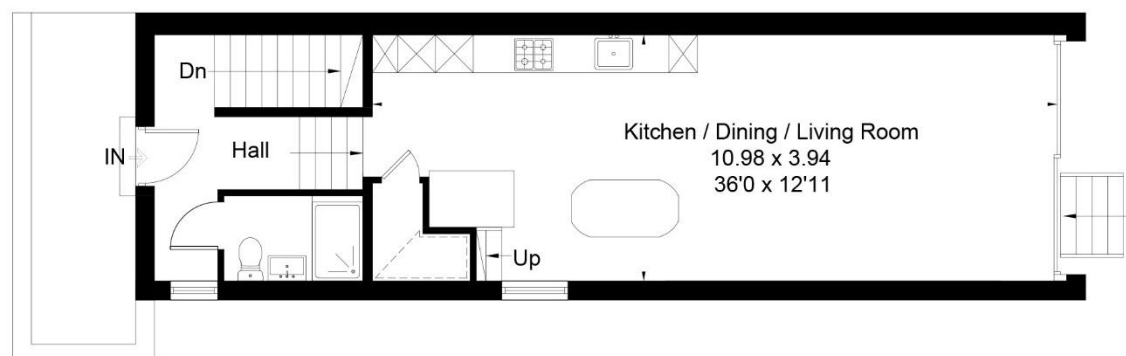
Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (TBC) - £TBC pa. (2024/2025).

Viewings are strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

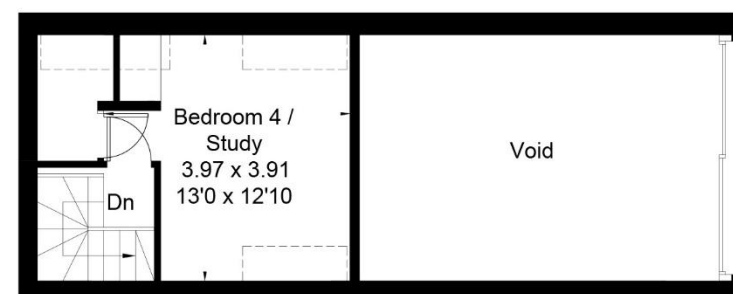
Approximate Floor Area = 127.5 sq m / 1372 sq ft



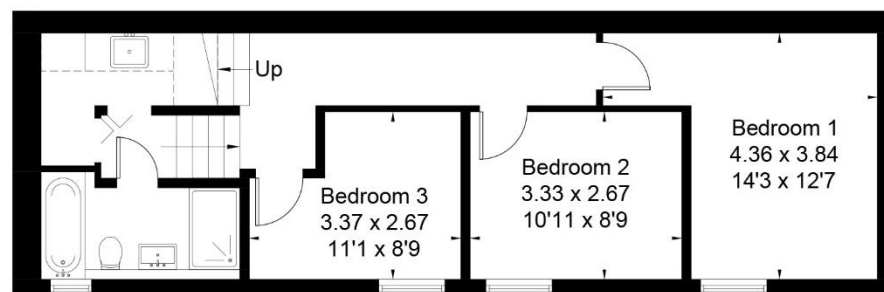
 = Reduced head height below 1.5m



Ground Floor



First Floor



Lower Ground Floor



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