

5 UNDERCLIFF AVENUE LECKHAMPTON HILL

CHELtenham, GLOUCESTERSHIRE, GL53 9AB





Undercliff Avenue is a private and highly sought-after no-through road situated at the foot of Leckhampton Hill. Home to fewer than twenty properties, the road enjoys an elevated position providing outstanding views across Cheltenham while remaining perfectly placed for easy access to Bath Road, the town centre, and the A417. The end of the road adjoins the Cotswold Area of Outstanding Natural Beauty, granting residents almost direct access to Leckhampton Hill and some of the area's most picturesque walking countryside.

5 Undercliff Avenue is a thoughtfully renovated and individual detached home, designed to make the most of its panoramic views across Cheltenham. Extending to nearly 1,600 sq.ft., the accommodation is arranged over two floors and begins with a glazed sunroom leading into the entrance hall. To the rear lies a spacious open-plan kitchen/breakfast room, complete with sliding doors opening onto a raised balcony with steps descending to the garden. A formal sitting room enjoys a feature fireplace and a box-bay window, while the adjoining dining room could readily serve as a ground-floor bedroom, conveniently positioned opposite a shower room. The ground floor also includes a well-equipped utility room offering generous storage and an under-stairs cupboard.

Upstairs, there are two beautifully proportioned bedrooms. The principal suite, positioned at the rear, benefits from glazed sliding doors opening onto a private balcony to make the most of the views, fitted wardrobes, a dressing area, and an en-suite bathroom. The guest bedroom also features fitted wardrobes and its own cloakroom.

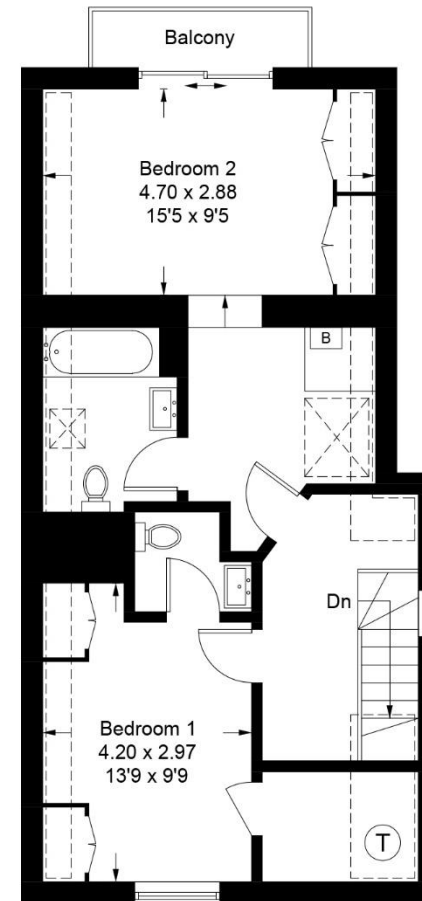
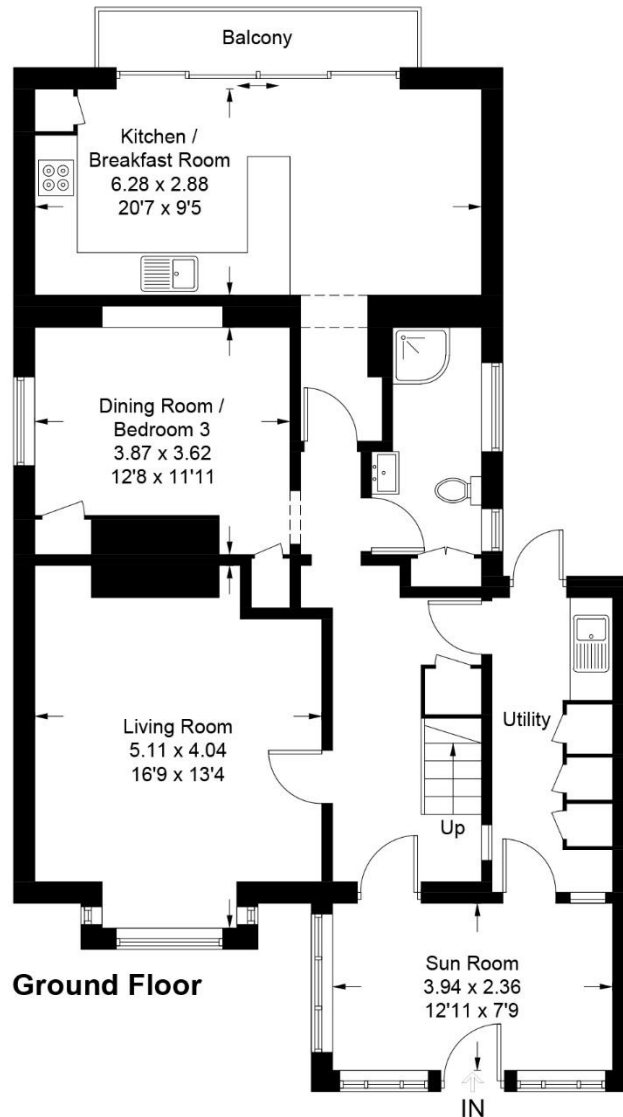
The garden provides a delightful mix of mature trees and shrubs, enhanced by a pond and a charming summerhouse. A pedestrian gate offers access to Undercliff Terrace, where parking may be found.





5 Undercliffe Avenue

Approximate Gross Internal Area = 144.0 sq m / 1550 sq ft
Outbuilding = 8.0 sq m / 86 sq ft
Total = 152.0 sq m / 1636 sq ft



□ = Reduced head height below 1.5m

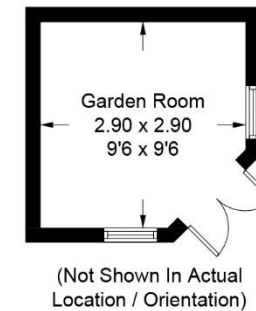


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1255521)



GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property. The property also has solar panels installed on the roof.

COUNCIL TAX BAND

(E) - £2,779.23pa. (2025/2026).

GUIDE PRICE

£750,000

VIEWINGS

Strictly by prior appointment through
Charles Lear & Co. on
01242 222722

Charles Lear & Co.

103 Promenade | Cheltenham | Gloucestershire | GL50 1NW
+44 (0)1242 222722 | sales@charleslear.co.uk | charleslear.co.uk

