



4 COWSLIP CLOSE
CHELTENHAM, GLOUCESTERSHIRE
GL53 OFN

INTRODUCTION:

A very well presented four bedroom detached house set in a popular close on this popular development built by Redrow in 2019 and upgraded by the current owner to a very high standard.

LOCATION:

what3words:///skills.overheat.spenders

- Built by Redrow
- Four bedrooms
- Two receptions
- Open plan fully integrated kitchen
- Utility room
- WC
- En suite & family bathroom
- Pretty garden
- Off road parking for 2
- Secure storage

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SALES & LETTINGS

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THE PROPERTY

An attractive detached family home built by Redrow in 2019, located in a popular modern development close to nearby schools and within walking distance of Leckhampton High School. There is a wide range of local amenities nearby which include a number of large supermarkets and convenience stores in Leckhampton and Warden Hill. You will also enjoy some of the most attractive views over Leckhampton and beyond. M5 11A is a short drive away.

No. 4 is well presented and has been upgraded and improved by the current owners. The property stands proud and is of a traditional design with tile hung bay-window elevations and a recessed entrance. On entering the hall provides access off to all rooms including the bright sitting room with a bay window, and a stylish open plan kitchen/dining room with patio doors leading to the garden. The kitchen has a range of quality fitted appliances and a large island unit, perfect for socialising with family and friends. There is also a dining area. A utility room and downstairs WC complete the ground floor accommodation.

Upstairs the landing has useful storage cupboards, four bedrooms, all of which are generously proportioned. The Master bedroom has a bay window, fitted wardrobes and an en-suite shower room whilst two of the other bedrooms enjoy fitted wardrobes. A family bathroom with a shower over the bath is finished with a contemporary suite and tiled.

Outside, at the front of the property is off road parking for two cars on the private driveway. There is also a neat lawned area. A 7.5kw EV charge point has been professionally installed and certified. The original garage opening is still retained but reduced in size to create the dining room and is now a very practical storage area for bikes and associated requirements.

Gated side access leads to the good size (c.13.7m x 8.2m) rear garden which is mainly laid to lawn and landscaped with a patio and seating areas to enjoy the summer sun. There are outside electric power points and a Weinor Rigid all-weather awning. The hot tub is available by separate negotiation. There is also a Tuin Log Cabin (3m x 3m) with electrics.

Planning permission has been granted to extend the kitchen granted under application number T23/00204/DEX.

Brizen View Estate

The upkeep of the grounds is managed by BNS on behalf of the landlord Brizen Management Company (Leckhampton) Limited. The service charge for 2025 is £122.90 per annum.

Council: Tewkesbury Borough

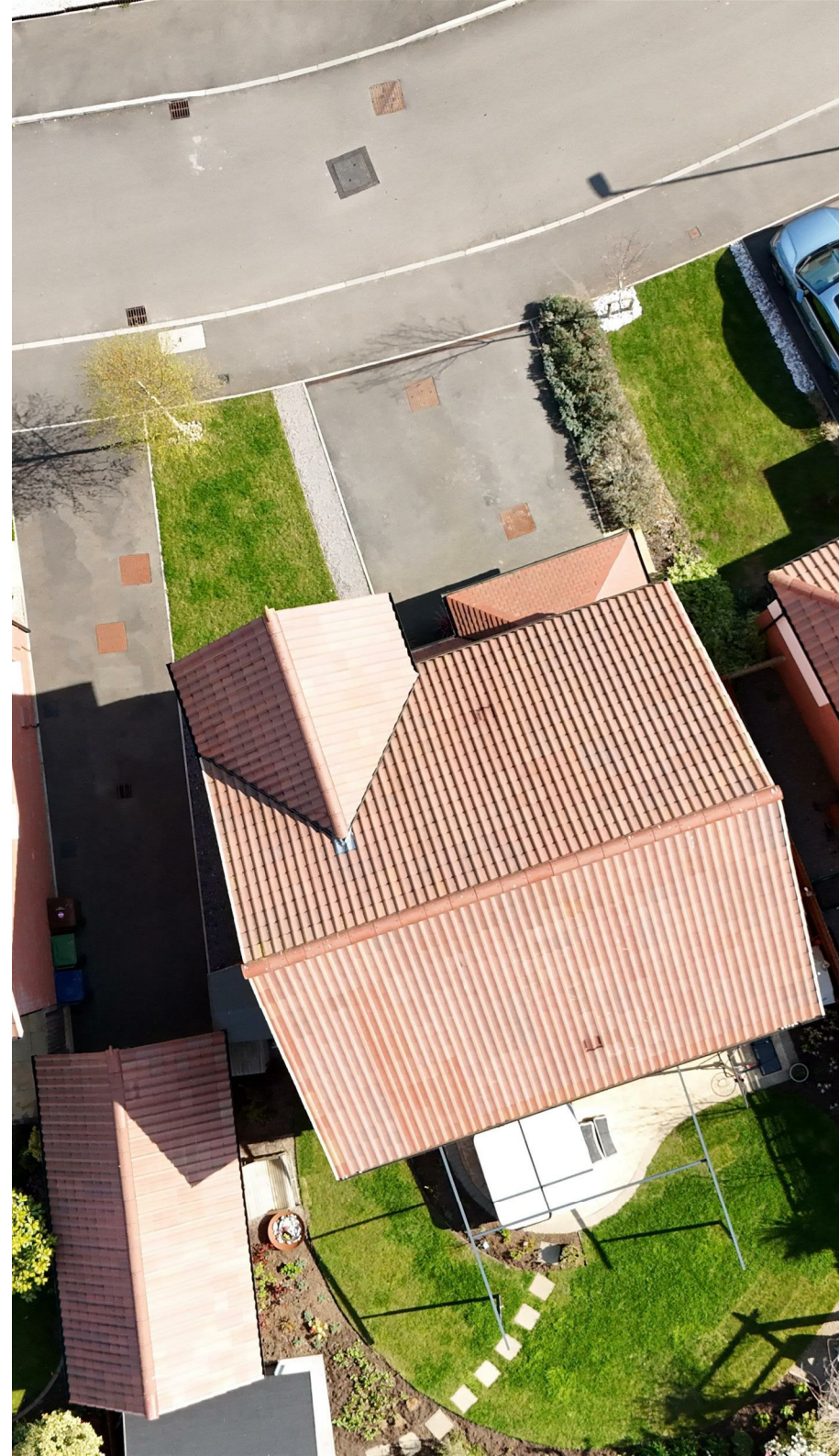
Council Tax band: E

Area: 1459 sq. ft/ 135.5 sq. m

Tenure: Freehold

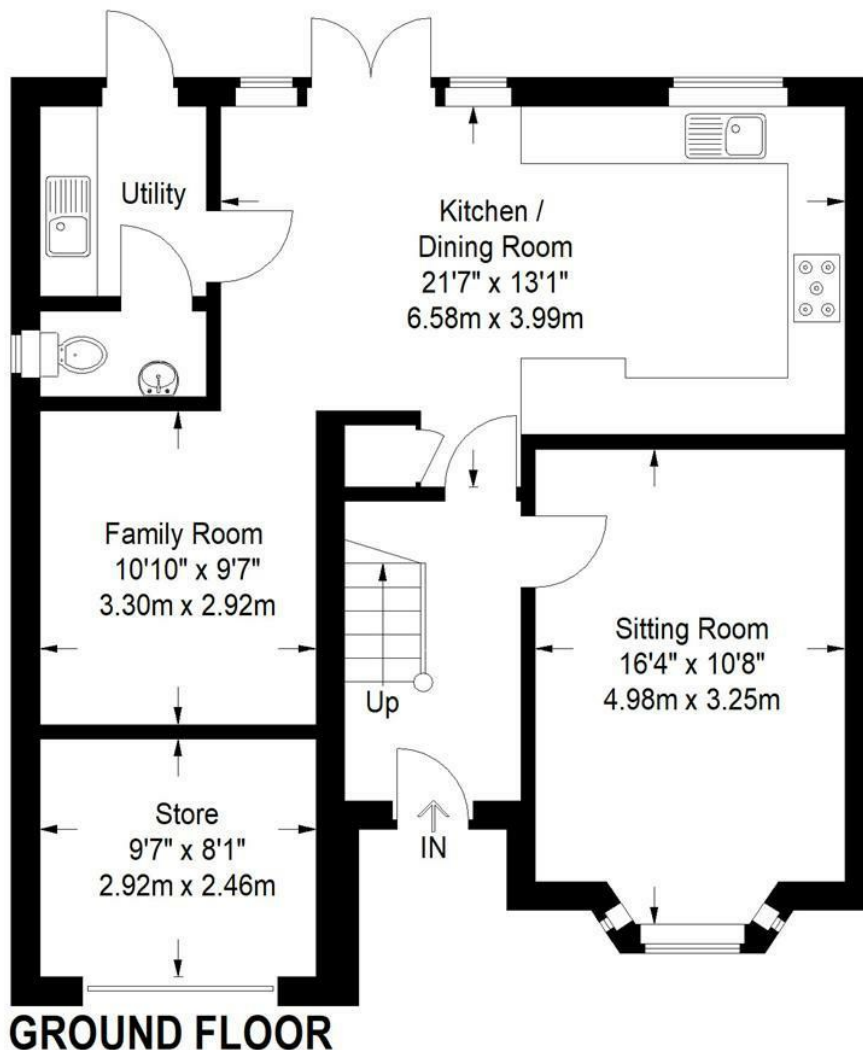
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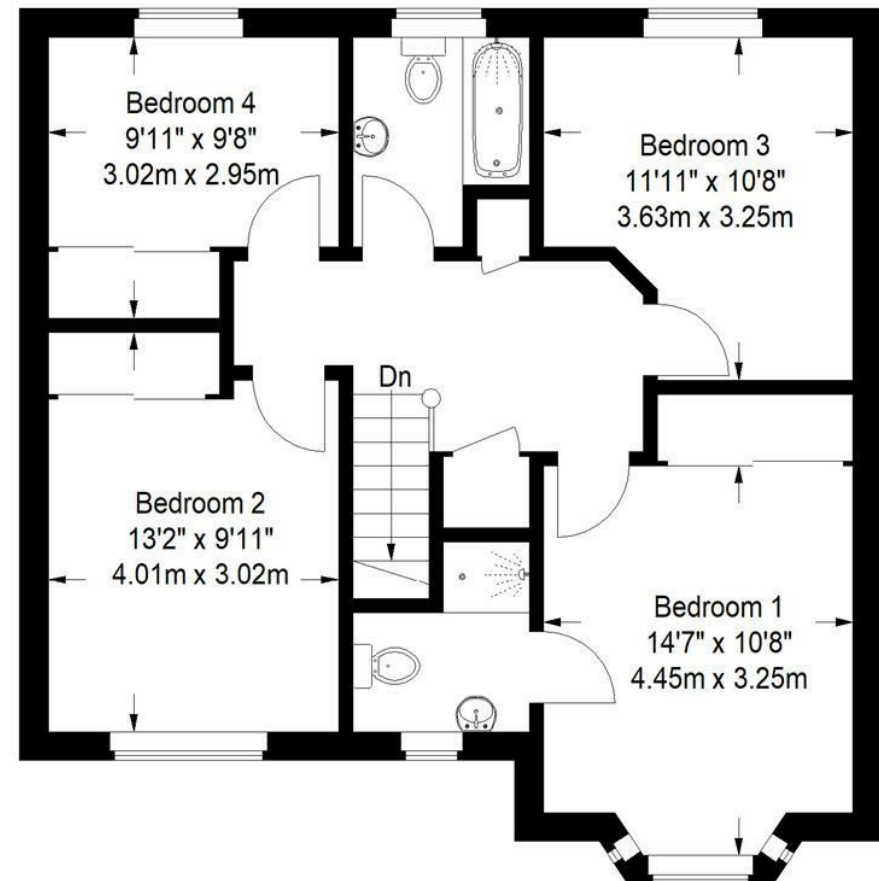








GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Area = 1381 sq ft / 128.3 sq m
 Store = 78 sq ft / 7.2 sq m
 Total = 1459 sq ft / 135.5 sq m



Illustration for identification purposes only, measurements are approximate and are not to scale.
 Please check all details before making any decisions reliant upon them.
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