



ROSS BURBIDGE

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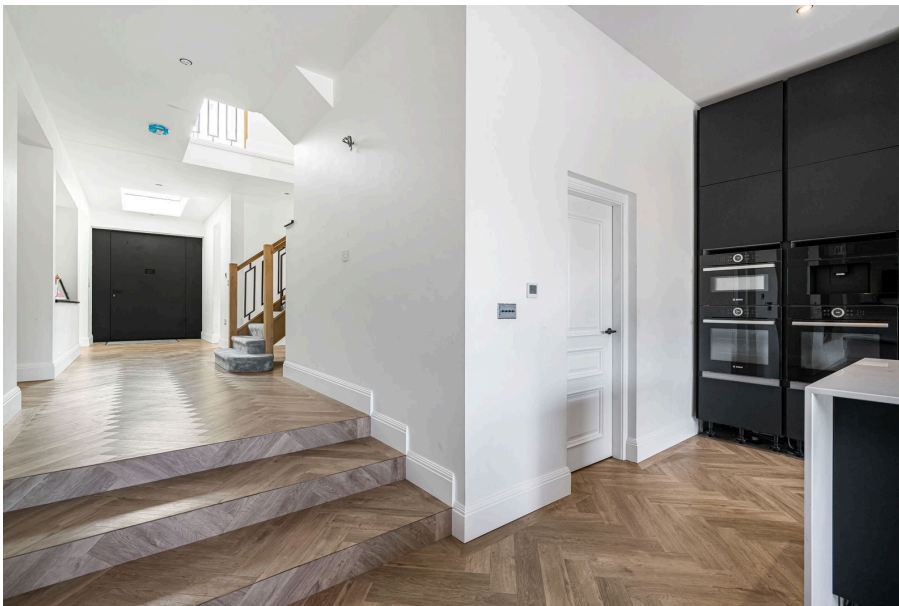
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Edge Hill, Leckhampton, Cheltenham, GL53

£1,450,000

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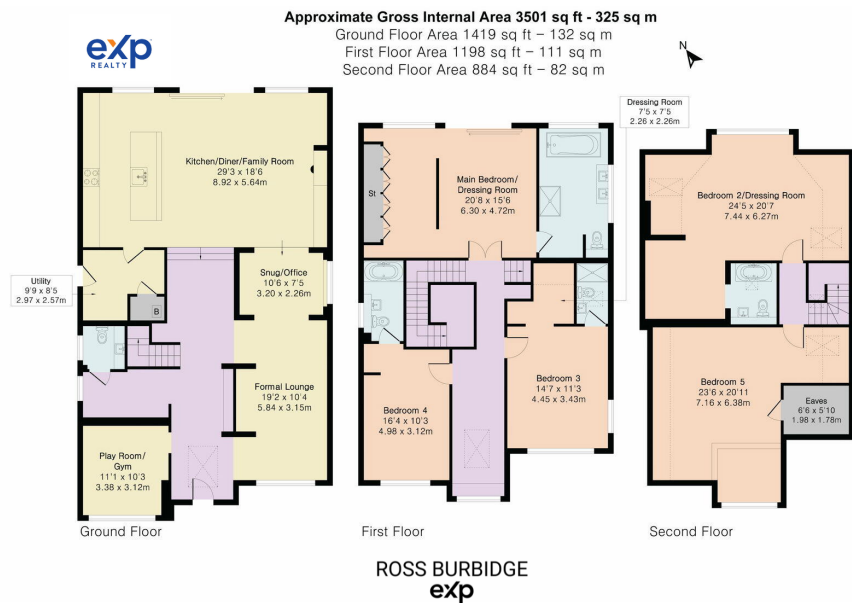
Please Quote: RB1393- Ross Burbidge. Edge Hill is not just a home it's a statement. This extraordinary brand-new residence, completed in 2024, pushes the boundaries of modern living with its striking engineered brick exterior, vast expanses of triple-glazed glass and an architectural presence that instantly commands attention. Offering an impressive 3,500 sq ft of luxurious space, this five-bedroom, four-bathroom masterpiece has been crafted with families, entertainers and design-lovers in mind.

Step inside through the showpiece RK pivot door with integrated camera and you're greeted by a grand entrance hallway that immediately sets the tone: light, volume and pure sophistication. The family room is an inviting hub for relaxed evenings, seamlessly transitioning into a calm home office/snug – the perfect retreat for peaceful work or downtime. The home's heart unfolds in the spectacular open-plan kitchen and dining space, a true culinary showstopper complete with premium appliances including a Bosch coffee machine, Bosch microwave oven, Bosch fridge/freezer, and Fisher & Paykel hob and hood. Gleaming Silestone worktops and a gold Quooker tap add a touch of indulgence. A cleverly hidden utility room links to a cloakroom and side entrance, while a further versatile reception room offers scope for a playroom, gym or creative studio. Underfloor heating warms the entire ground and first floors, ensuring comfort in every step.

The first floor reveals a breath-taking principal bedroom suite, lavishly appointed with fitted wardrobes and a sumptuous en-suite featuring Villeroy & Boch fittings and a luxurious freestanding bathtub. Two further beautifully designed bedrooms each enjoy their own en-suite, creating a private, boutique-hotel feel ideal for family or guests. The top floor provides two more expansive bedrooms, paired with another stylish en-suite – a dream setup for teens craving independence or visiting friends and relatives.

Currently receiving its final finishing touches, Edge Hill offers buyers the rare opportunity to tailor the remaining elements and imprint their own style onto what is already a sensational home. Outside, generous off-road parking and a private, secure rear garden offer a peaceful oasis for alfresco dining, play, gardening or simply soaking up the sunshine.





- Five Bedroom
- Substantial Detached Property
- Please Quote: RB1393- Ross Burbidge
- Individually Built
- Premium Appliances Including A Bosch Coffee Machine
- Walk To The Renowned Leckhampton Academy
- Stylish En-Suite
- Breath-taking Principal Bedroom Suite
- Off Road Parking
- Stunning Views

