

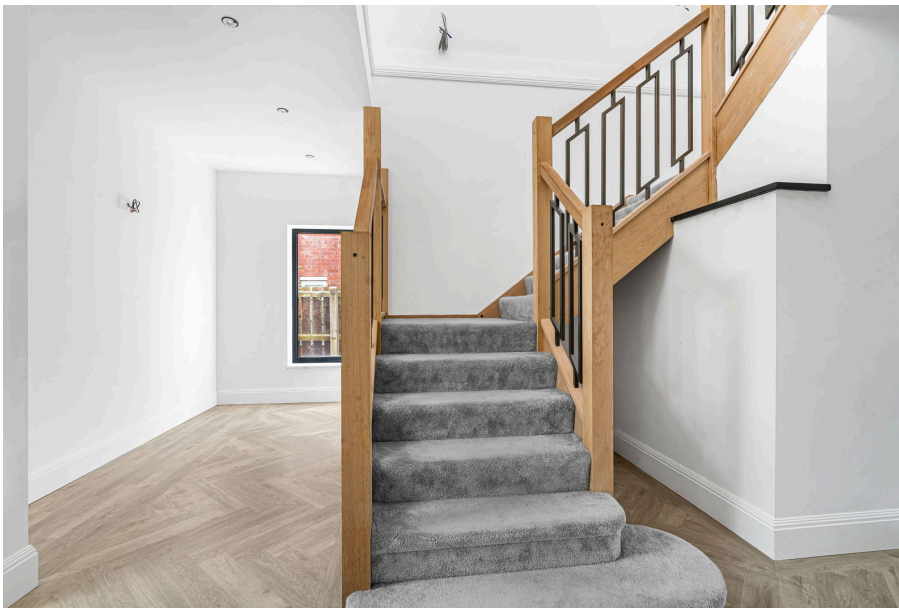




Edge Hill, Kidnappers Lane, Leckhampton, Cheltenham, GL53

£1,675,000

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Step into the future with Edge Hill, a remarkable brand new property constructed in 2024, showcasing a breathtaking modern design that seamlessly blends sleek engineered bricks, expansive glass elements with triple glazing throughout. This stunning 3,500 sq ft residence boasts 5 spacious bedrooms, 4 luxurious bathrooms, and 3 versatile reception rooms, perfectly tailored to cater to the dynamic lifestyle of a growing family.

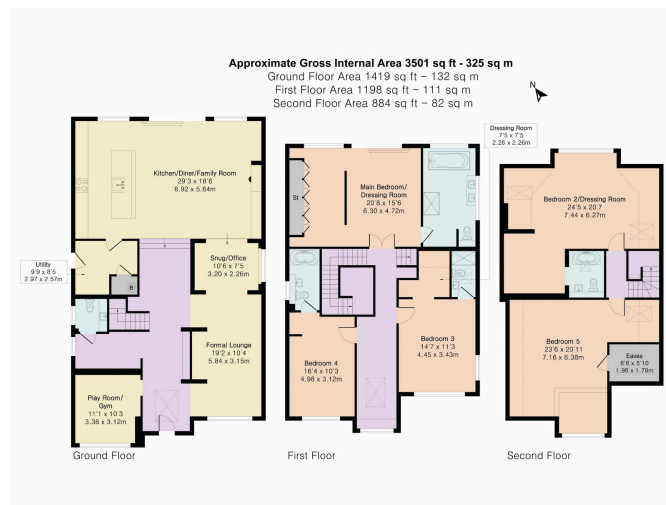
As you enter the property through the RK pivot front door with camera, you are welcomed by a generous entrance hallway that sets the tone for the exquisite living spaces that lie ahead. The spacious family room is perfect for cozy gatherings, flowing effortlessly into a serene home office/snug that provides a tranquil escape for work or relaxation. The heart of the home emerges in the form of a magnificent open-plan kitchen/diner, fully fitted with premium appliances such as Bosch coffee machine, Bosch microwave oven, Bosch fridge/freezer, Fisher and Paykal hob and hood. Additional touches include Silestone worktops and Gold quooker tap kitchen. There is a cleverly tucked-away utility area that offers access to a convenient cloakroom and side entrance. Additionally, the versatile reception room serves as a playroom or gym, providing endless possibilities for family enjoyment. Both ground and first floor has underfloor heating throughout.

Ascend to the first floor, where the master bedroom awaits, complete with fitted wardrobes and a sumptuous en-suite bathroom featuring Villeroy boch toilet and lavish bathtub. Two additional bedrooms, each boasting their own en-suite facilities, provide a harmonious blend of comfort and privacy, making it perfect for family or guests.

The second floor features two more generously sized bedrooms, with an en-suite bathroom attached, offering a private retreat for older children or guests.

Edge Hill is currently receiving its final touches, presenting an exciting opportunity for buyers to infuse their own personality and style into the home. This blank canvas allows you to make your mark and customize the remaining details to create your dream living space.





PINK PLAN

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- Five Bedrooms
- Individually Built
- No Onward Chain
- Off-Road Parking
- Three Floors
- Substantial Detached Home
- Leckhampton Location
- Home Office
- Open Plan Kitchen/Diner
- Council Tax G

