

# Brindley House

Cheltenham, Gloucestershire



# A stunning period family home with hugely flexible accommodation including a self-contained apartment, situated in a highly sought and rarely available location.

Cheltenham town centre 1.4 miles, Cheltenham train station 1.5 miles  
Cirencester 16 miles, Oxford 45 miles  
London 99 miles  
(Distances are approximate)



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## Summary of accommodation

### Main House

**Lower ground floor:** Kitchen/dining room | Reception room | Office | Bedroom | Two shower rooms | Garage

**Ground floor:** Drawing room | Sitting room | Kitchen/family room | Garden room | Cloakroom

**First floor:** Three bedrooms | Three bathrooms

**Second floor:** Bedroom

### Garden and Grounds

Private driveway | Garage | Gardens





## Situation

(Distances and times are approximate)



Brindley House is located in the Leckhampton area with access to a delightful array of shops and cafes in the Suffolks, popular local shopping area of Bath Road and the individual boutiques, restaurant and gardens of both Montpellier and the Promenade.



Excellent independent schools such as Dean Close School, Cheltenham Ladies College and Cheltenham College.



The property is conveniently located with easy access to the A40 leading to Oxford and London.

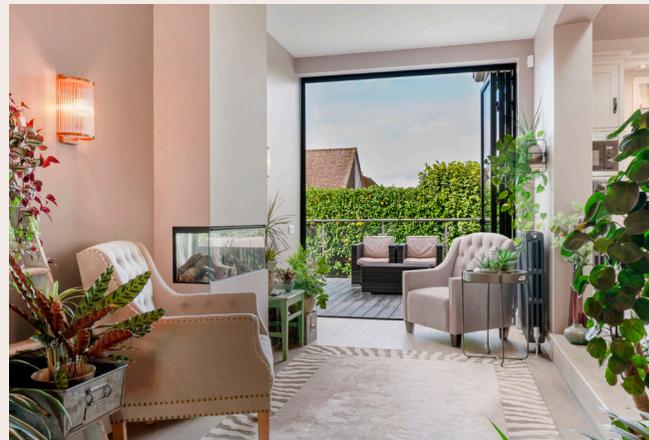


Cheltenham Spa offers regular services to London Paddington.



Birmingham, Cardiff and Bristol (all approximately 1 hour away)





## Brindley House

Situated in the leafy district of Leckhampton, Brindley House is a beautifully appointed family home which has been the subject of a significant program of improvement and updating. Although this charming home has been modernised, it retains many period features including sash windows, picture rails and ceiling mouldings.

The house is set back from the road behind gates and a block paved drive providing parking for several cars and access to the integral garage.

Reached via stone steps to the raised ground floor, the front door opens to an entrance lobby which has full height 'crittal' style doors into the magnificent reception hall. This open space has bifold glazed doors opening to the raised terrace overlooking the garden and a few steps up to the kitchen/breakfast family room. Here a vaulted ceiling provides an exceptional feeling of space and light and the kitchen is fitted with a range of bespoke hand made cabinets, central island unit and built in appliances. There is ample space for a table and chairs for informal dining and a cosy seating area to the front.

An inner hall has a drawing room and sitting room off. The generously sized drawing room has a pretty period fireplace with inset gas fire and French doors leading off to the aforementioned raised terrace. To the front of the house there is a sitting with a further period fireplace, gas fire and bay window.

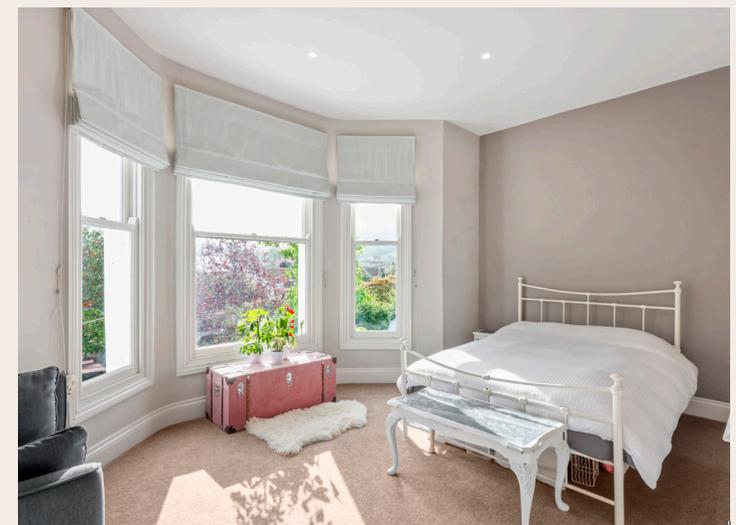
On the first floor there are three double bedrooms. The principal suite has a walk-in wardrobe and stunning ensuite shower room, whilst a family bathroom and separate shower room serve the other bedrooms. On the top floor a further bedroom has spectacular views from the 'Velux roof balcony' and excellent eaves storage.

The lower ground floor can be accessed either from the main house via an internal staircase or independently from an external access. There is a large reception room overlooking the rear garden which opens into a kitchen with fitted cabinets, Belfast sink and solid wood worktops. There is a large double bedroom to the front of the house and a newly fitted shower room. All the hard floor living areas on this level have under floor heating.

Also on the lower ground floor there is an excellent wine cellar and further cellar areas ideal for storage. Finally, there is an independently accessed home office which has a small well-appointed kitchenette, French doors to the garden and a shower room.

Outside to the rear of the house the wonderful, raised terrace has composite decking and glazed balustrade providing a fabulous link with the internal living accommodation and perfect entertaining space. Steps lead from the terrace down to the private garden laid mostly to lawn with mature hedged boundaries and a further seating area.

The single garage to the front has an up and over door and a further area of lawn edges the driveway.





## Property Information

**Guide Price:** £1,895,000

**Tenure:** Freehold.

**Services:** All mains services are connected to the property.

**Local Authority:** Cheltenham City Council

**Council Tax:** Band G

**EPC:** E

**Directions:** Postcode: GL53 0EX

What3Words: damp.jump.scam

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area  
415.9 sq.m / 4,476 sq.ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Lower Ground Floor

Raised Ground Floor

First Floor

Second Floor

**Knight Frank**  
123 Promenade  
Cheltenham  
GL50 1NW  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Nick Chivers**  
01242 246950  
[nick.chivers@knightfrank.com](mailto:nick.chivers@knightfrank.com)



**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2024. Photographs and videos dated February 2024.

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