



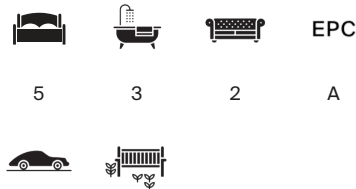
24 PEAR TREE CLOSE, CHELTENHAM

GL53 0FP



AN IMMACULATELY PRESENTED ZERO CARBON DETACHED HOUSE

Forming part of a collection of 27 zero-carbon homes set in the peaceful area of Leckhampton. 24 Pear Tree Close is a detached, five-bedroom family home built to a high standard.



Local Authority: Cheltenham Borough Council

Council Tax band: F

Tenure: Freehold

Guide Price - £1,250,000



LIVING

On the ground floor, underfloor heating runs throughout. A gallery-style entrance hall leads to a bright, open-plan kitchen and family room. The custom-designed kitchen by Peter Clinch includes hand-painted soft-close cabinetry and Neff integrated appliances. It connects to a utility room and a snug area, with large bifold doors opening onto the garden. Adjacent to the kitchen, the sitting room has views of both the front and rear gardens.









BEDROOMS

There are five bedrooms on the first floor, each offering generous proportions. The principal bedroom includes fitted wardrobes and a private shower room. The guest bedroom also benefits from an en suite shower room, providing a convenient and private space for visitors. One of the remaining bedrooms is currently used as a home office, offering flexibility for those working from home. The remaining rooms are well suited for use as children's bedrooms or guest rooms, depending on requirements.







BATHROOMS

The family bathroom serves the additional bedrooms and includes a separate shower cubicle. Both the principal and guest bedrooms have their own en suite shower rooms, making the home particularly well-equipped for family living or hosting guests. All bathrooms and shower rooms are fitted with high-quality Villeroy & Boch fixtures, ensuring a consistent and well-finished look throughout.







OUTSIDE

The property includes a separate garden room or home office, providing a quiet and private workspace with direct access to the garden. The garden itself is southwest-facing and enclosed, with a paved patio that offers plenty of space for outdoor seating and entertaining. The garden room is attached to a double garage, which is fitted with power, lighting, and an electric vehicle charging point. There is driveway parking for four vehicles, and pedestrian access to the rear garden is available from both sides of the house.



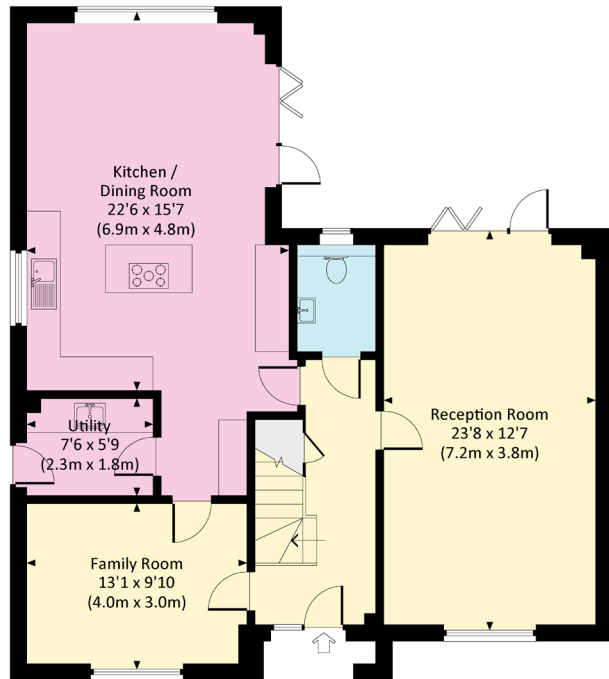


PEAR TREE CLOSE, GL53

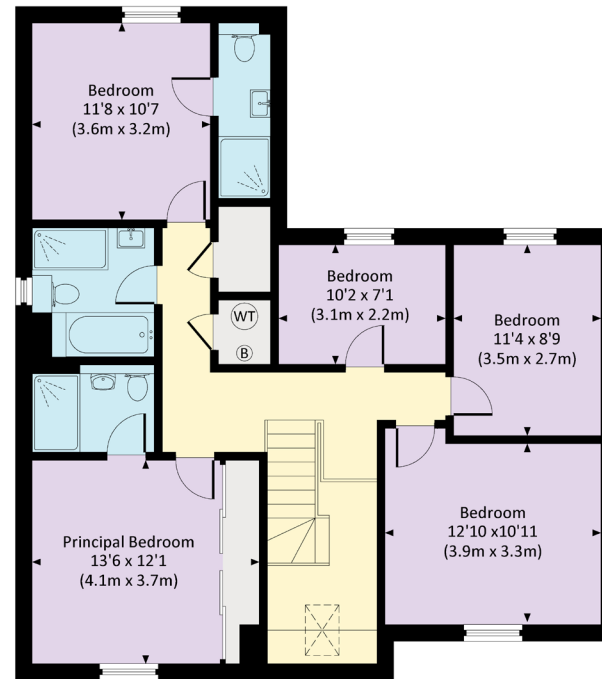
Approx. gross internal area 1980 Sq Ft. / 183.9 Sq M.

Approx. gross internal area 2127 Sq Ft. / 197.6 Sq M. Inc. Home Office

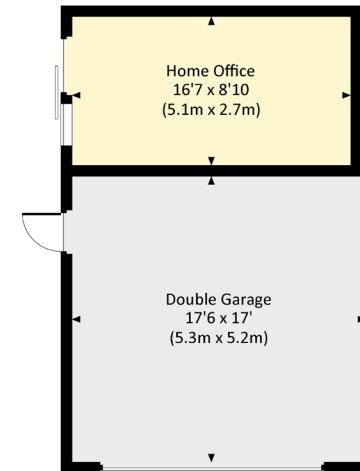
Approx. gross internal area 2425 Sq Ft. / 225.3 Sq M. Inc. Garage



GROUND FLOOR



FIRST FLOOR



All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Nick Chivers

+44 1242 246 950

nick.chivers@knightfrank.com

Knight Frank

123 Promenade

Cheltenham GL50 1NW

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2025. Photographs and videos dated June 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

