



25 Peregrine Road, Cheltenham, GL53 0LN

£800,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Nestled in the highly desirable area of Leckhampton, Cheltenham, this stunning four bedroom detached house combines contemporary elegance with exceptional comfort, making it perfect for family living.

Downstairs, the home features a large kitchen/diner ideal for gatherings and entertaining, and a generous lounge that serves as a welcoming space for relaxation. A utility room with a WC adds convenience to the ground floor, along with a practical store room for any extra storage requirements.

Upstairs, the property boasts four double bedrooms, each offering plenty of space and natural light. The large master bedroom is a standout feature, complete with an en-suite shower room for added privacy and comfort. The additional bedrooms are well-proportioned, providing flexibility for family members or guests.

Situated close to local amenities, the home is within easy reach of scenic walks, transport links, and popular cafes, making it an ideal location for those seeking a balance of urban convenience and suburban tranquillity.

This detached house in Leckhampton provides an excellent opportunity to enjoy a spacious and well-appointed home in one of Cheltenham's most desirable areas.

Agents Note.

Freehold

EPC Rating: D63


Cheltenham Borough Council Band: E

Mains Gas, Electric and Water are connected.

Superfast Broadband is available in the area.

- Large Detached Home
- Extended by Current Owners
- Off Road Parking for 3 Vehicles
- EPC Rating: D63
- Four Double Bedrooms
- Large Master Bedroom with Ensuite
- Desirable Location for 3 Vehicles
- Council Tax Band: E

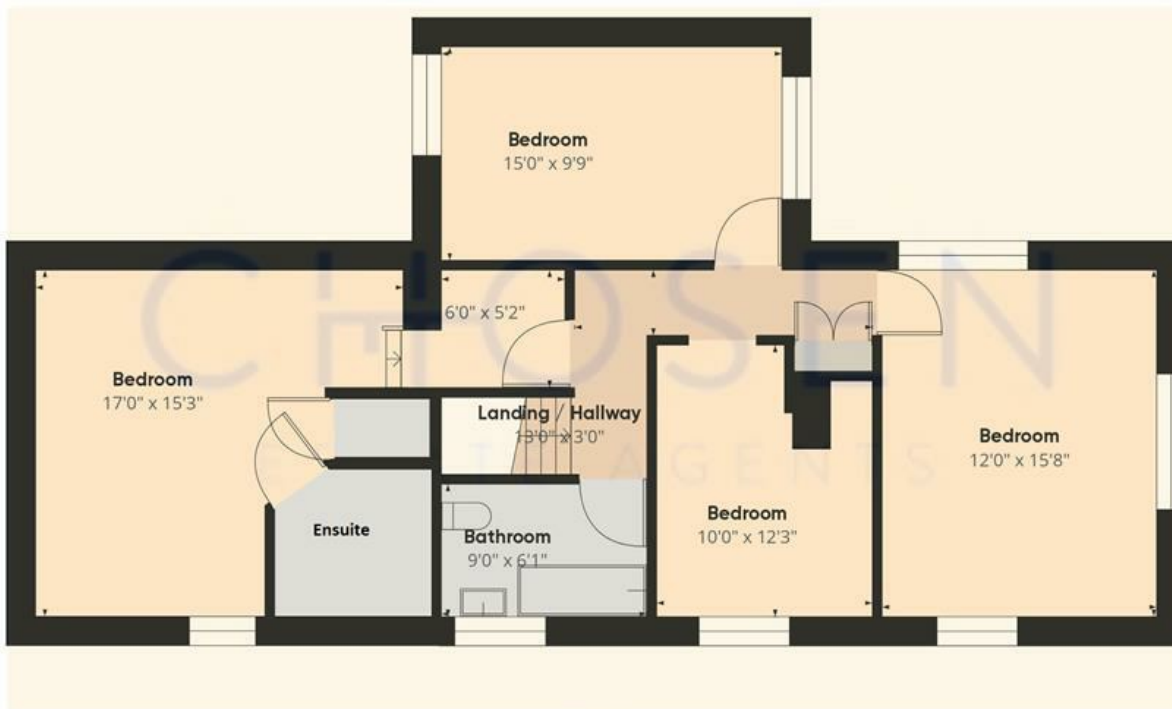
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	63	76
England & Wales	EU Directive 2002/91/EC	





Floor 0



Floor 1

Approximate total area⁽¹⁾

1828.47 ft²

Reduced headroom

8.83 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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