

**CR**  
**COOK**  
Residential

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- NO ONWARD CHAIN
- FOUR BEDROOM DETACHED HOUSE
- FAMILY HOME WITH POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- HEATED SWIMMING POOL, BAR AND POOL HOUSE
- ORCHARD, WILDLIFE AREA AND POND
- AMPLE PARKING FOR MULTIPLE VEHICLES
- OUTSIDE BARN AND OUTBUILDINGS
- STUNNING PLOT OF APPROXIMATELY 3 ACRES



Guide Price £1,750,000

**Crippetts Lane**  
**Leckhampton**

**GL51 4XT**



# Crippetts Lane, Leckhampton, Cheltenham, GL51 4XT

Cook Residential is delighted to present this exquisite four-bedroom residence, nestled within approximately three acres of stunning grounds in the heart of Leckhampton's Area of Outstanding Natural Beauty. Tucked away behind electric gates, this property offers an unrivalled sense of privacy and splendour, with views stretching toward the Malvern Hills, Brecon Beacons, Tewkesbury Abbey and the well-known Devils Chimney. With expansive grounds featuring a private lake, apple orchard, outdoor heated pool, and gym, this property epitomizes elegance and serenity in every detail—a rare opportunity for those seeking an exceptional retreat.

### Ground Floor

Upon entering, the impressive hallway, with flagstone flooring reclaimed from Cheltenham's historic Shire Hall, introduces a home rich in character and charm. To the right, the kitchen exudes rustic appeal with exposed brick walls, cabinetry crafted from Archangel Pine, a gas AGA, an additional oven, and space for a large dining table. Triple-aspect views bring natural beauty into the space, with double doors opening onto a side patio that leads to the outdoor gym, heated pool, and a beautifully crafted outdoor bar. Across the hall, a cozy snug offers a warm ambiance with front-facing views, while a versatile room nearby holds potential as an additional bedroom or home office. A utility washroom with W/C completes the ground floor. Toward the end of the hallway, the master suite provides a tranquil escape with dual-aspect views of both front and rear gardens and an en-suite shower room.

### First Floor

Ascending the oak staircase, the first-floor landing unfolds into an internal balcony overlooking the entrance. The spacious sitting room features a striking log burner framed by exposed brickwork subtly inlaid with unique stones where we are led to believe came from the Devil's Chimney. With engineered oak flooring and balconies on either side, the room enjoys sweeping countryside views and overlooks the pool area below. This floor hosts two additional double bedrooms with scenic views and ample natural light. The first bedroom, with front-facing dual aspects and a private balcony, includes an elegant en-suite complete with a bathtub, W/C, and washbasin. The third double bedroom also benefits from front-facing views, while a well-appointed family bathroom completes the level.

### Gardens

The grounds of this property unfold in enchanting layers. The heated swimming pool, pool house, and outdoor bar offer the perfect setting for summer gatherings and relaxation. Wander further to find a private lake and mature apple orchard, with over 200 apple trees, embraced by the beauty of the surrounding natural landscape. The space offers privacy and seclusion, with tranquil areas ideal for peaceful retreat or hosting friends and family. Wildlife is regularly spotted within the grounds.

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### **Parking**

Electric gates open onto a sweeping drive, leading to a mature apple orchard and an open barn that provides sheltered parking for multiple vehicles.

### **Amenities**

In addition to its extensive grounds, the property includes an outdoor gym, pool house, bar, and ample storage options. The combination of modern amenities and historic charm creates a harmonious setting for both comfortable living and entertaining.

**Tenure:** Freehold

**Council Tax Band:** G

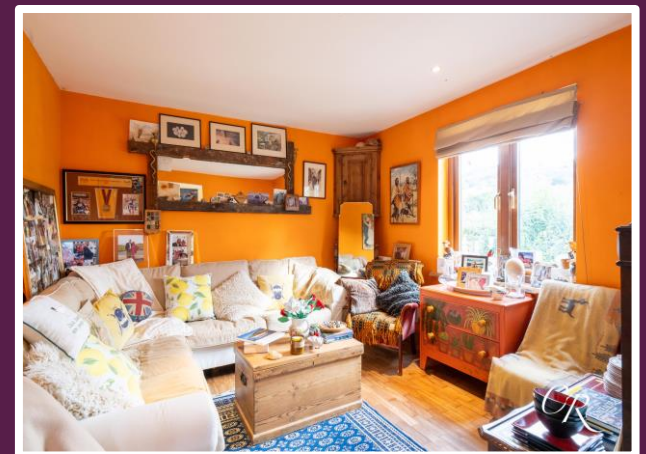
Situated in Leckhampton's Area of Outstanding Natural Beauty, the property offers easy access to Cheltenham. It is surrounded by picturesque views of the Malvern Hills, Brecon Beacons, Tewkesbury Abbey, and the surrounding countryside. This setting combines the tranquility of refined country living with convenient access to town amenities.

For those seeking to experience this truly unique property and its incredible setting, a viewing is highly recommended.

The vendor and purchaser solicitors must confirm all property details, including the Freehold position.

All measurements are approximate and intended for guidance purposes only.

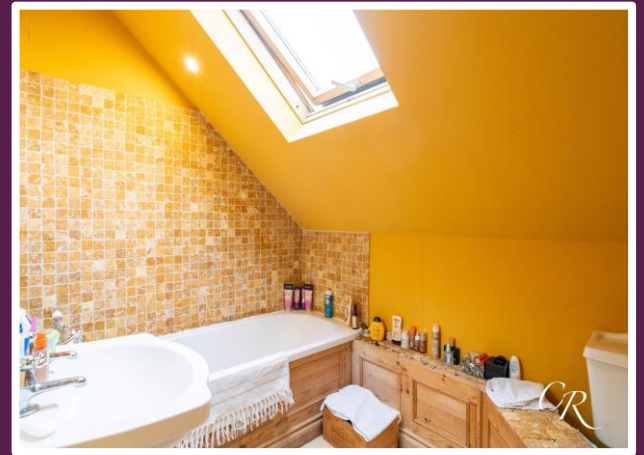
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| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92+)  | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> | 70                      | 78        |
| (55-68)  | <b>D</b> |                         |           |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England &amp; Wales</b>                         |          | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                                      |          |                         |           |

