



Linden Close, Cheltenham, , GL52 3DU

£685,000

HUNTERS[®]
EXCLUSIVE



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This beautifully presented four-bedroom DETACHED home, set in a quiet cul-de-sac backs onto open space with stunning views and walks to the highly regarded Prestbury village and around the racecourse.

The property welcomes you with generous and versatile living space, including a spacious living room, featuring a charming log burner, perfect for cosy evenings. At the heart of the home is an impressive KITCHEN designed for both everyday living and entertaining, complemented by a convenient downstairs WC and utility space. A bright CONSERVATORY provides additional flexible space, ideal as a playroom, home office, or relaxed social area overlooking the garden.

Upstairs, the home offers FOUR bedrooms, including a newly fitted ensuite, alongside a family bathroom. The property also benefits from previously granted planning permission for a loft conversion, offering excellent potential for further expansion.

Outside, the home truly excels. The generous sized rear garden is private and backs directly onto stunning open Cotswold countryside, enjoying uninterrupted views towards Cleeve Hill and Cheltenham Racecourse. With a peaceful, private setting and sun throughout the day, it's a perfect space for both relaxation and entertaining.

Further benefits include a charming front garden, large GARAGE, and ample storage throughout, including loft space. Located within catchment for an outstanding local primary school, this is a rare opportunity to acquire a wonderful family home in a tranquil yet highly desirable setting.

Agents Note: Please note that a member of the sales team at Hunters Pudsey is related to the seller of this property.





- Four bedrooms & 1 en-suite
- Open plan kitchen & downstairs WC
- Generous sized family Living room
- Family bathroom & loft storage
- Open front garden with apple tree
- Large rear garden with pear tree and privacy
- Private driveway with electric charging point
- Conservatory & large Garage
- Walking distance into the village
- Offered with no chain involved



KITCHEN/DINER
18'9" x 9'6"

LIVING ROOM
21'3" x 11'5"

CONSERVATORY
13'1" x 11'5"

UTILITY ROOM

DOWNSTAIRS WC

BEDROOM
11'5" x 9'2"

EN-SUITE

BEDROOM
11'8" x 9'1"

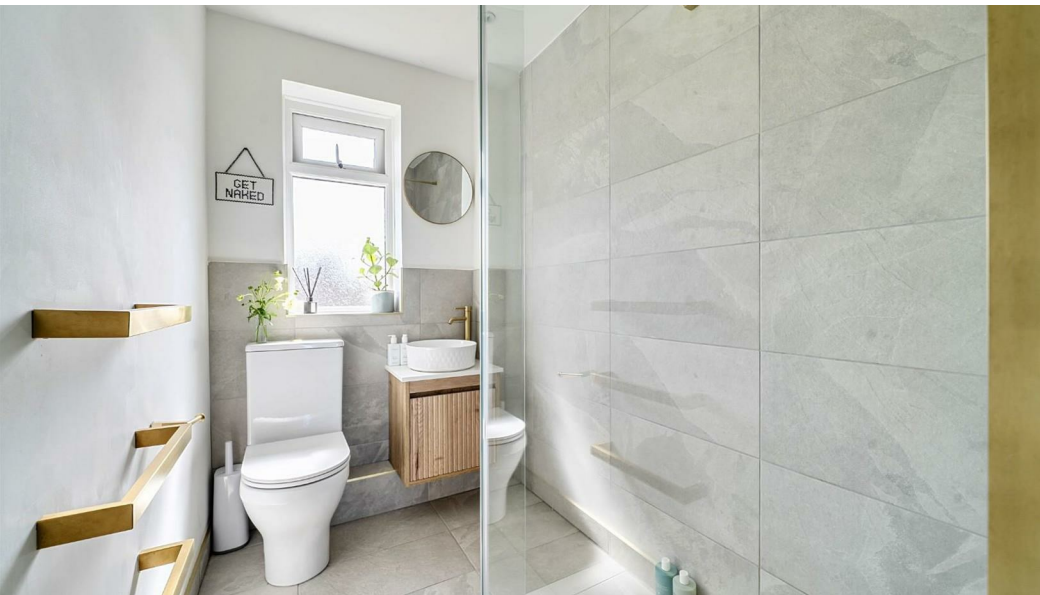
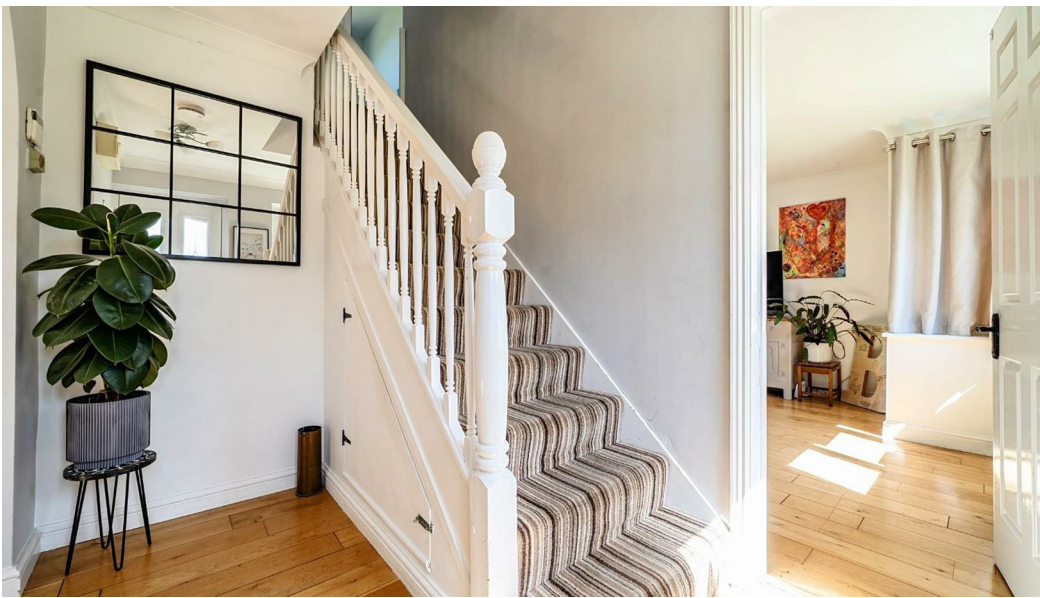
BEDROOM
9'4" x 6'9"

BEDROOM
7'10" x 7'1"

BATHROOM

GARAGE
18'5" x 9'3"





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		72	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Approximate Area = 116.8 sq m / 1257 sq ft

Garage = 15.9 sq m / 171 sq ft

Total = 132.7 sq m / 1428 sq ft

Irregular Use Area (0.5 sq m / 5 sq ft)



(Not Shown In Actual
Location / Orientation)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 291290

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
0113 257 6198 | Website: www.hunters.com

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