

CRAIGLEITH HOUSE

Moorend Park Road, Cheltenham GL53 0LA



CRAIGLEITH HOUSE

A distinguished family home in one of Cheltenham's most desirable locations. Craigleith House offers generous accommodation across four floors, attractive original features and well-maintained, landscaped walled gardens.



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EPC

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Local Authority: Cheltenham Borough Council

Council Tax band: G

Tenure: Freehold

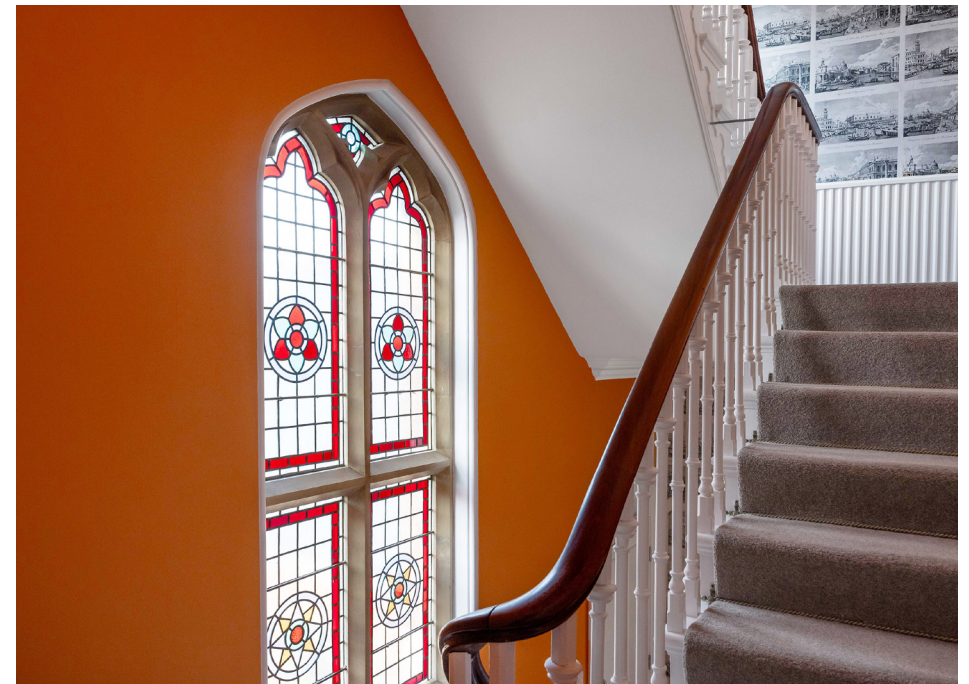
Guide price: £2,250,000



CRAIGLEITH HOUSE

This spacious home is presented to a high standard throughout and combines classic character with practical modern living. Located in a highly sought-after residential area of Cheltenham, it offers flexible rooms, high ceilings and excellent natural light.

The generous entrance hall has an attractive staircase rising to the upper floors, overlooked by a stunning stained-glass window. The hall leads to an impressive drawing room, which features tall ceilings, detailed cornicing and a bay window overlooking the rear walled garden. A conservatory extends the living space further. A formal dining room with a working open fireplace and deep-set front-facing windows provides an ideal setting for family meals or entertaining. All windows on the ground floor benefit from working shutters. There is also a ground-floor cloakroom.









KITCHEN LIVING

The lower level includes a well-designed kitchen with bespoke cabinetry and a beautiful range recess with a good-sized dining area. A working dumb waiter serves the dining room from the kitchen. The kitchen and hall benefit from under-floor heating underneath the original Painswick stone. This floor also offers a generous family room, utility room, boot room and a useful storage room, giving excellent day-to-day functionality.







BEDROOMS

On the first floor the beautiful period features continue. The principal bedroom is bright and well proportioned, with generous fitted wardrobes, featuring large sash windows, with far reaching views. It is served by a Jack-and-Jill en-suite bathroom. Two further double bedrooms are on this level, with an additional cloakroom on the half landing.

The top floor provides three additional bedrooms and a family bathroom, making it ideal for larger families or guest accommodation.







GARDEN

Craigleith House sits in 0.4 of an acre, a rarity considering you are so close to town. The rear walled garden, is private, with lawns, mature planting and established trees. A terrace adjoining the house offers a pleasant space for outdoor dining. To the front, there is ample driveway parking for 5+ cars and a garage.

Moorend Park Road is a lovely wide tree lined road in the popular district of Leckhampton with access to fantastic schools including Primary and Secondary School with the High School Leckhampton within priority catchment. The road is made up of principally handsome period homes that make up a very attractive and established street scene.

Excellent amenities are located on the Bath Road and in Montpellier with an array of shops providing everyday necessities and an excellent selection of restaurants, shops, boutiques along with the very well regarded Leckhampton Primary School.

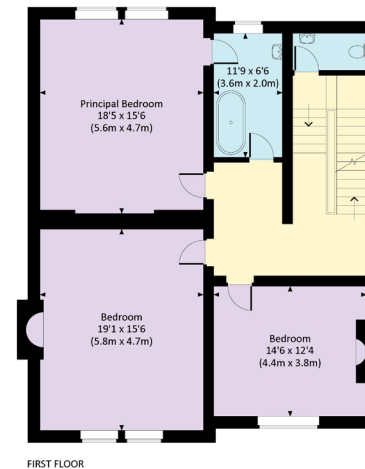
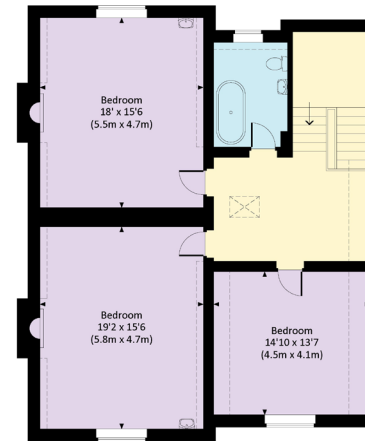
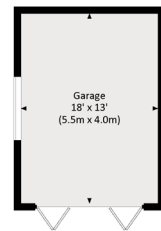
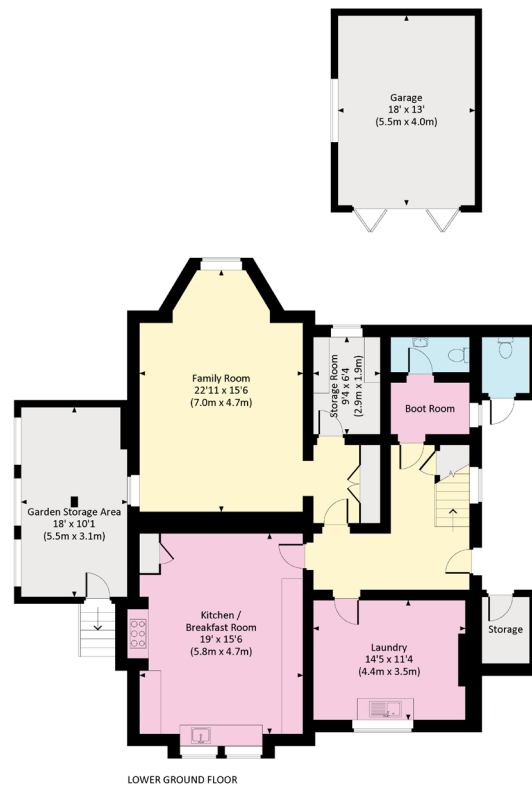




MOOREND PARK ROAD, GL53

Approx. gross internal area 5188 Sq Ft. / 482.0 Sq M.

Approx. gross internal area 5422 Sq Ft. / 503.7 Sq M. Inc. Garage





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