



79 HONEYSUCKLE AVENUE
CHELTENHAM GL53 0AF



A IMMACULATE DETACHED FAMILY HOME IN LECKHAMPTON

Tucked away on the edge of Leckhampton, this upgraded detached home in Redrow's 2020 development offers modern family living with quality finishes and bespoke enhancements.



Local Authority: Tewkesbury Borough Council

Council Tax band: F

Tenure: Freehold

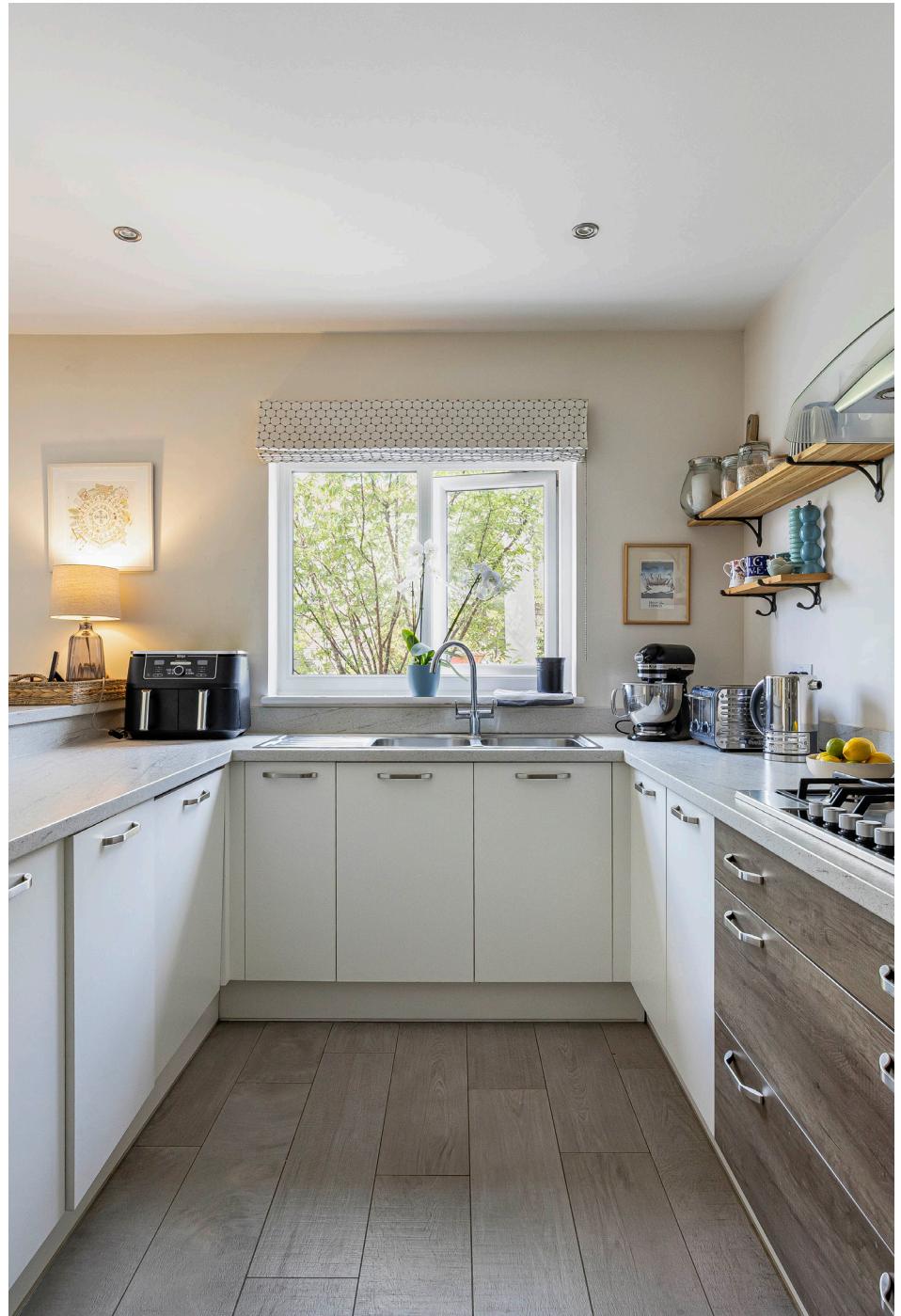
Guide Price: £985,000



KITCHEN AND LIVING

From the moment you step inside, the care and attention to detail is clear. A spacious entrance hall leads to a bright and elegant living room with a bay window, log burner, and bespoke cabinetry. The heart of the home is a stunning open-plan kitchen and dining space, fitted with sleek modern units, Silestone worktops, integrated appliances, and a breakfast bar. This welcoming space opens onto a beautifully landscaped rear garden via French doors, making it ideal for entertaining.

Adjacent is a versatile family room/snug, also with garden access, while the former garage has been stylishly converted into a bespoke boot room with handmade cabinetry and practical storage. A cloakroom completes the ground floor.







BEDROOMS

Upstairs, five bedrooms provide flexible accommodation. The principal suite includes an en suite shower room and a wall of built-in wardrobes, while a second en suite guest room also features ample storage. Three further bedrooms share a contemporary family bathroom. Additional storage is available in the loft, accessed via a fitted ladder.

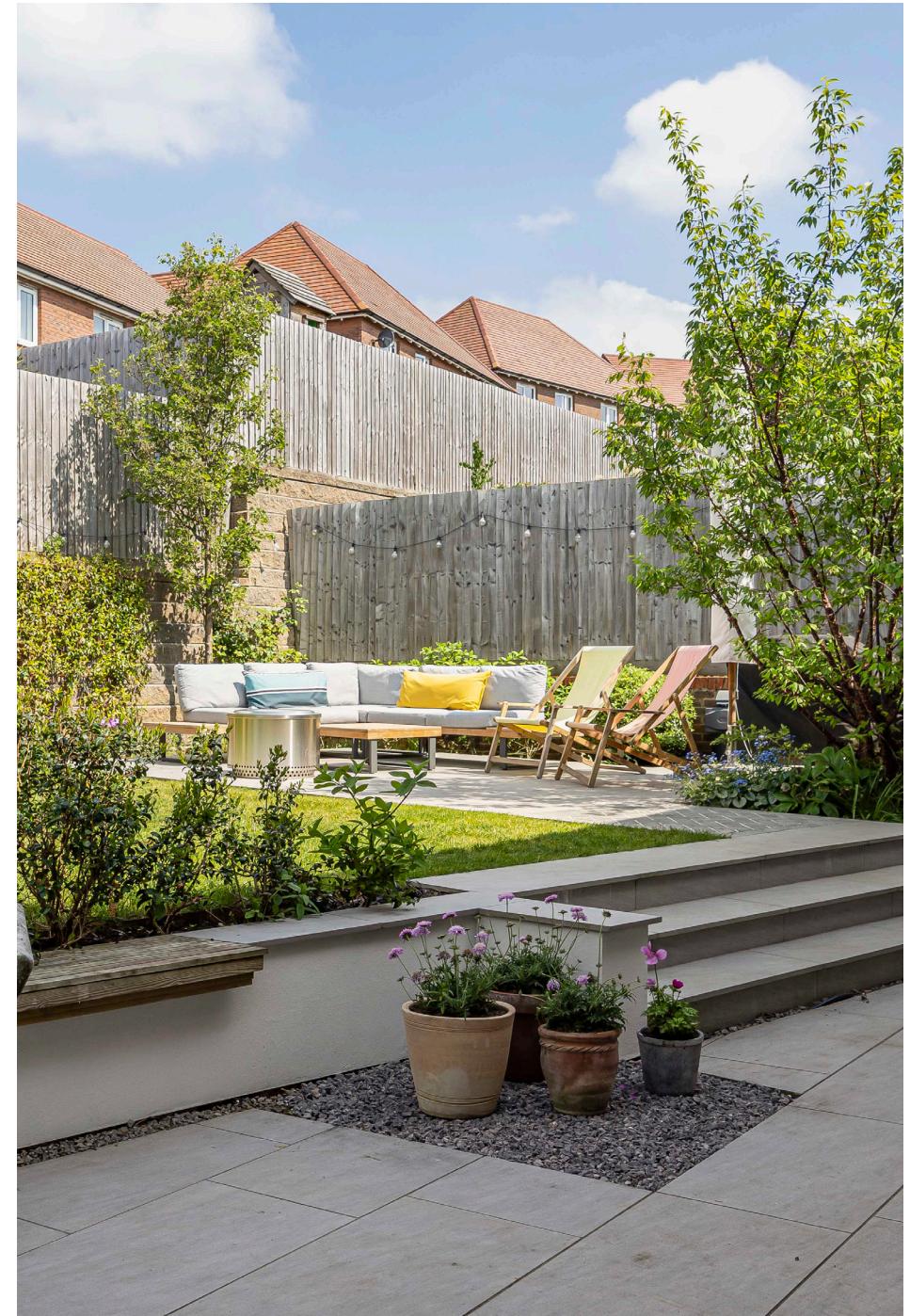


OUTSIDE AND LOCATION

The front of the property offers driveway parking and access to a reconfigured garage area for further storage and the fully fitted boot room. Both front and rear gardens have been professionally landscaped, offering a perfect blend of practicality and aesthetic appeal. A wide sun terrace spans the rear of the house, leading to a level lawn with thoughtfully designed planting, outdoor lighting, and electrical connections. An electric car charging point is installed at the front.

Honeysuckle Avenue is an exclusive and quiet residential pocket, just moments from the vibrant heart of Leckhampton. The house is within catchment area and walking distance of both Leckhampton Primary School and the outstanding High School Leckhampton Secondary school.

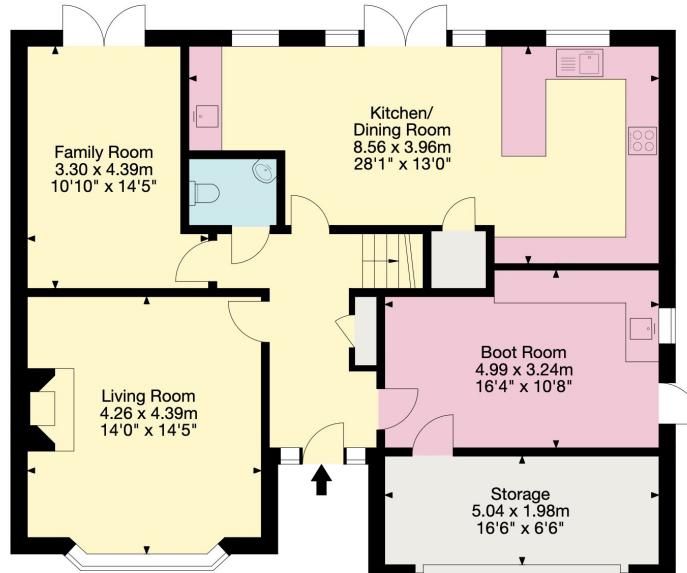
The location is prized for its proximity to the bustling Bath Road and stunning countryside walks at Leckhampton Hill. Central Cheltenham—with its acclaimed schools, festivals, boutique shopping, and award-winning restaurants—is just a short drive away. For commuters, the area offers excellent road links via the M5, M50, and A417.





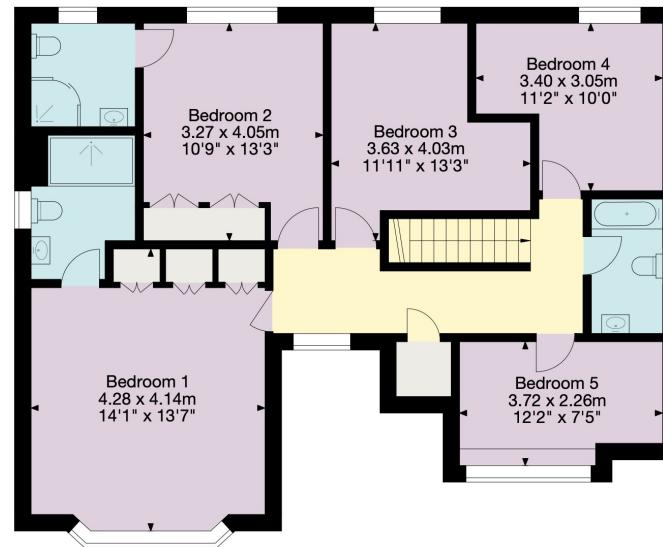


Gross Internal Area (Approx.)
Total Area = 198 sq m / 2,133 sq ft



Ground Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



First Floor

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)



We would be delighted
to tell you more.

Harry Bethell
01242 246959
harry.bethell@knightfrank.com

Knight Frank
123 Promenade, Cheltenham
GL50 1NW

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 2025. Photographs and videos dated 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.