

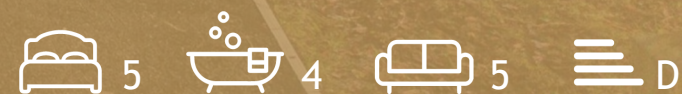


MORGAN ASSOCIATES

— ESTATE & LETTINGS AGENCY —



The Grange, Ullenwood Court,  
Cheltenham GL53 9QS  
£5,000 Per Calendar Month



## The Grange, Ullenwood Court, Cheltenham GL53 9QS

Set within an exceptional rural position on the edge of Leckhampton Hill, The Grange is a substantial and beautifully arranged detached residence offering versatile accommodation across three floors, with two staircases serving separate wings of the property.

The ground floor provides excellent living and entertaining space, centred around a generous kitchen and dining room fitted with a range of units, quartz work surfaces, electric hob and twin ovens. Formal and informal reception rooms include an elegant drawing room, a spacious sitting room with patio doors opening onto the gardens, an additional reception room ideal as a study or snug, and a conservatory enjoying views over the grounds. Practical additions include a utility room, store room with pet washing facilities and a downstairs cloakroom.

To the first floor, the principal bedroom suite benefits from built in wardrobes and a well appointed en suite featuring a separate bath, shower and twin wash basins. A further double bedroom also enjoys en suite facilities. The second floor provides two additional double bedrooms served by a family shower room. The rear wing offers a further double bedroom with en suite shower room, ideal for guests or independent living.

Externally, the property is approached via a private driveway providing parking for several vehicles and access to a double garage. The house is surrounded by gardens and enjoys a peaceful countryside setting. The property is warmed by oil fired central heating.

Positioned on the edge of the Leckhampton Hills escarpment, the property offers immediate access to outstanding countryside, with extensive walking, cycling and bridle paths on the doorstep. The sought after hamlet of Ullenwood and Leckhampton Hill provide an enviable balance of rural living whilst remaining within easy reach of Cheltenham town centre and Bath Road amenities.

Available unfurnished.



Floor Plan

The Grange, Ullenwood

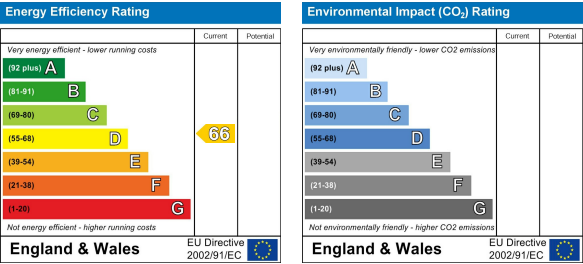
Approximate Gross Internal Area = 368.3 sq m / 3964 sq ft  
Garage = 51.0 sq m / 549 sq ft  
Total = 419.3 sq m / 4513 sq ft  
(Excluding Void)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1271356)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Area Map



Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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