



MORGAN ASSOCIATES

— ESTATE & LETTINGS AGENCY —



4, Leckhampton Rise,  
Cheltenham GL53 0AP  
£4,150 PCM



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An exceptional contemporary home offering expansive living across three floors, set in a peaceful Leckhampton enclave with landscaped gardens, open countryside views, and private parking.

Situated within a discreet and highly regarded modern development, this striking home is one of the largest house types available, originally constructed in 2018 and further enhanced by the current owners to offer a refined and highly practical layout, ideal for modern family life.

Arranged over three floors, the accommodation is both generous and beautifully styled throughout. The ground floor offers excellent flexibility, comprising a wide entrance hall, useful utility room, cloakroom, informal family room, and spacious ensuite bedroom, perfectly suited for guests or teenagers wanting their own space!

The principal living space occupies the first floor and has been designed to maximise natural light and flow. A large open-plan kitchen/dining/living area forms the heart of the home, complete with a sleek, fully fitted kitchen, central island, and designated areas for dining and relaxing. Sliding doors open directly to a private and beautifully landscaped rear garden, with far-reaching views over Leckhampton Hill, a truly enviable backdrop. A separate study provides ideal space for home working. On the top floor are three double bedrooms. The principal suite enjoys built-in wardrobes, an ensuite bathroom, and spectacular countryside views. Bedroom two also features an ensuite shower room, sharing access with the third bedroom.

The gardens have been professionally designed by the award-winning Emotive Landscapes. A striking pergola with built-in heating, speaker capability, and a rain-sensor louvred roof creates the perfect setting for alfresco dining. Further benefits include a central water feature and mature planting.

To the front, the property benefits from a contemporary carport with off-street parking for two vehicles.

Gas Central Heating, optional furnished.





Floor Plan



