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KINGSLEY
EVANS

THE GRANGE

Ullenwood, Leckhampton, Cheltenham, GL53 9OS

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ULLENWOOD, LECKHAMPTON, CHELTENHAM, GL53 9QS

A beautiful and particularly impressive, detached Cotswold stone home enjoying an exceptional setting nestled to the edge of Leckhampton Hill.

- Sitting Room
- Kitchen
- Family Room
- Dining Room
- Media Room
- Master Suite with En Suite and Dressing Room
- Guest Bedroom with En Suite
- Three Further Double Bedrooms
- Bathroom
- Shower Room
- Attractive Gardens
- Parking

DESCRIPTION

The Grange occupies an idyllic and rural position at the edge of Leckhampton Hill, enjoying what is undeniably one of the best and most unique locations within the area. The subject of a thoughtful renovation and remodel, the interior aesthetics are extremely light and modern, in keeping with its immediate grounds and broader surroundings. Clever use of space, large rooms and windows woven into each side of the house, emulate the natural light and take advantage of the views at all aspects. This is a home that has been designed entirely for its peaceful setting.

The layout has been thought of with family life, entertaining and quiet retreat in mind, with free-flowing communal rooms in perfect balance with more formal space. Clever details have given a sociable and playful feel, with the rear of the house arranged to overlook the gardens ideal for modern family life. Arranged as a well-appointed kitchen, with bespoke units under granite work surfaces, a large breakfast bar and quality fitted appliances, opening to a dining/family area with bi fold doors to the sun terrace. The Westerly side of the house is arranged as a



considerable media room with two sets of doors also leading out to the terrace and gardens beyond. To the front of the house is the formal sitting room and dining room, both generous in size with windows to all aspects.

As with any of the best family homes the upstairs space is both impressive and balanced to that of the reception rooms. A staircase leads to a large landing area of which the bedrooms are elegantly set around. The two bedrooms on the first floor, each tastefully decorated in neutral colours, are excellent in size with the master bedroom adjoining a spacious dressing area and en suite. A shower room is a feature to the guest bedroom.

On the upper floor are two further double bedrooms, which share a shower room.

Above the media room is a large bedroom, which is away from the main rooms making it ideal for an Au Pair, guests or, dependant relative.

In all, a beautiful and unique home with the clever blend of modern character, occupying an incredibly special position. The accommodation on offer is flexible, to use as one requires. This is a home to escape to, yet a short commute to Cheltenham's cultural lifestyle.

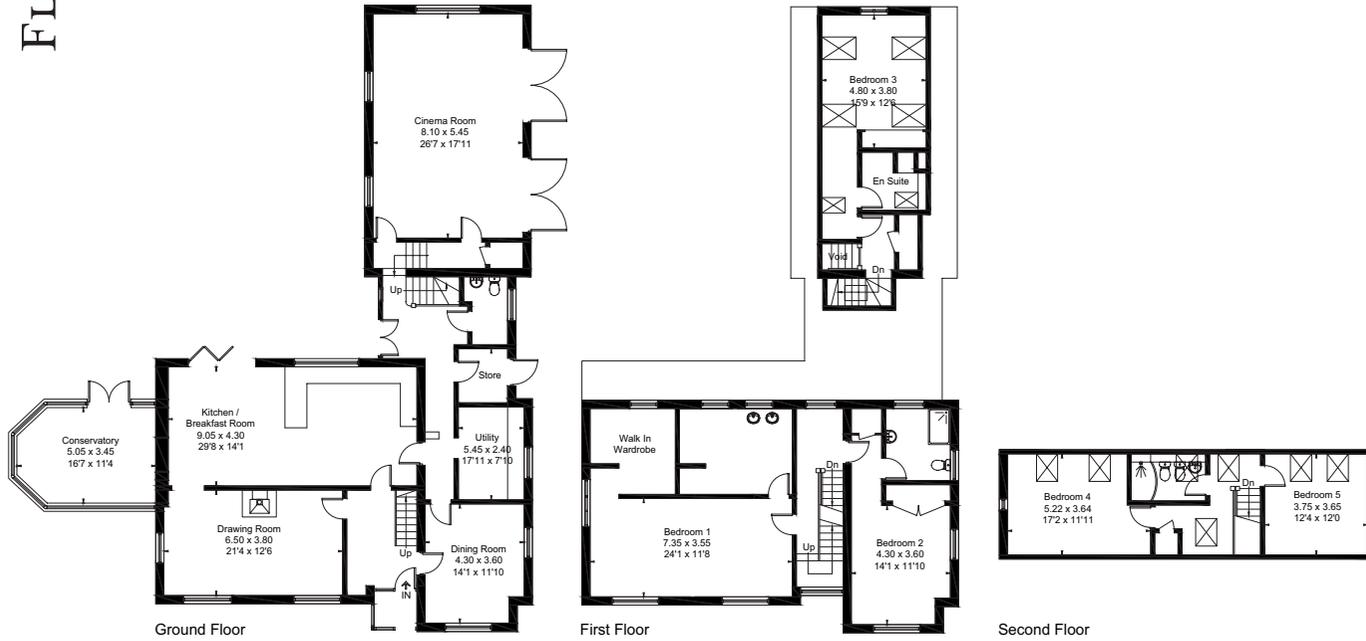
OUTSIDE

At the tip of Leckhampton Hill, a long, winding driveway flanked with lawns, leads to entrance of The Grange. Private gardens and sun terraces surround the house to provide plenty of opportunities for outdoor living. To the rear, the grounds have been deigned to be a central focal point to the principal reception rooms, with some of the rooms overlooking this immaculate outside space. Mature and well stocked, flower and herbaceous borders line each side with a stone steps leading a raised patio area. The gardens sweep around to the side of the house with a further area of level lawn meeting the grounds at the front, a perfect spot for children to play. Well maintained fencing mark the border to the open landscape that surrounds the property whilst a large, circular driveway provides off road parking.



FLOORPLANS

Approximate Floor Area = 368.3 sq m / 3964 sq ft
(Excluding Void)



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