



Pear Tree House, Moorend Road, Cheltenham

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# Pear Tree House, Moorend Road {R}Cheltenham

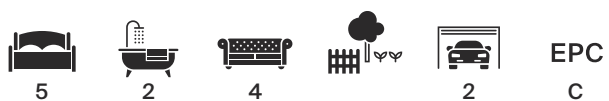
A characterful detached five bedroom family home, set in delightful gardens and situated in the heart of the hugely popular district of Leckhampton.

Montpellier 0.8 miles | Cheltenham Spa train station 1.7 miles

Cirencester 15 miles | Oxford 41 miles

Bristol 42 miles | London 100 miles

(All distances are approximate).



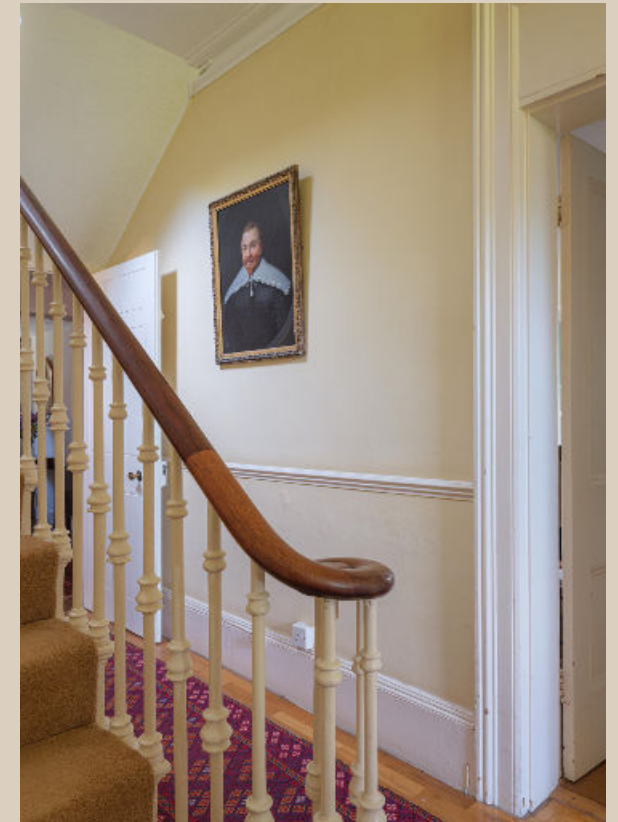
**Guide price:** £1,500,000: Freehold

**Local authority:** Cheltenham Borough Council 01242 262626

**Council tax band:** G



A charming period home of great character.





## The property

With origins dating back to the 17th century with later Victorian additions, this lovely family home is steeped in history with a wealth of interesting period features.

The traditional accommodation layout centres around a reception hall which runs from front to back through the middle of the house and provides access to all the ground floor accommodation.

There is a drawing room with a bay window overlooking the garden and a fireplace with wood burning stove. A pair of glazed doors lead directly into the dining room, with a lovely bay window, fireplace, and a period cast iron insert.

Adjacent to the dining room the kitchen/ breakfast room is fitted with a range of shaker-style cabinets, and integrated appliances topped with quartz and solid wood work surfaces. The linear arrangement of the kitchen, dining room and drawing room makes for an excellent entertaining space.

A large office/study with a further wood-burning stove is on the other side of the entrance hall. A sitting room sits alongside, making an excellent playroom if required. To the rear of the house there is a utility room with fitted units and plumbing for laundry appliances. There is also a downstairs WC.

A very pretty staircase rises to the first floor half landing where there are two double bedrooms, one of which is used as the principal bedroom with ensuite bathroom. A short second flight of stairs rise to the first floor, with three further bedrooms and a family bathroom.

The property has a large cellar room accessed via a staircase from the rear hallway.

Outside, the pretty private gardens surround the house, with areas of lawn, raised fruit and vegetable beds and fruit trees. A small ornamental pond with a fountain, mature shrubs, and planting lead to a paved patio suitable for outside dining and barbecues. A gravel drive leads to the double garage with an automated up-and-over door. There is a Podpoint for electric vehicles by the back door.

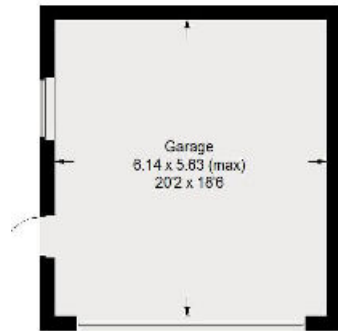
## Situation

Situated just south of the town centre with excellent links to Oxford, London and the motorways, Leckhampton is a pretty and highly sought-after suburb of Cheltenham set less than a mile from the fashionable district of Montpellier. Nearby Bath Road provides its own wide variety of charming shops, cafes and restaurants which creates a strong feeling of community in the area. There are several excellent primary schools including the Ofsted outstanding Leckhampton Primary. The newly built High School Leckhampton is also a short distance away.

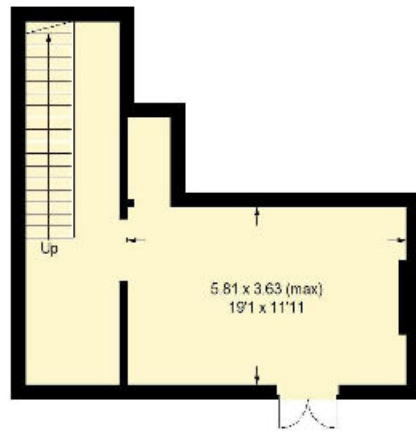


## Approximate Gross Internal Floor Area 259.8 sq m / 2796 sq ft - Cellar 38.9 sq m / 419 st ft

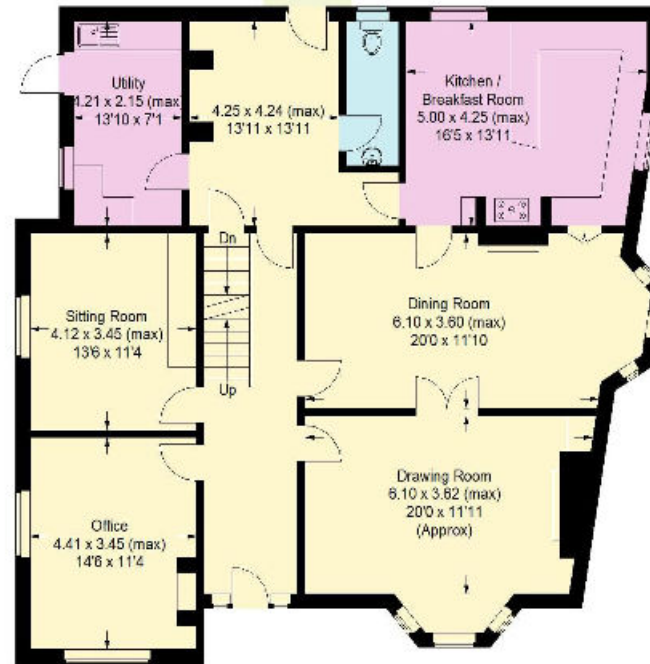
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



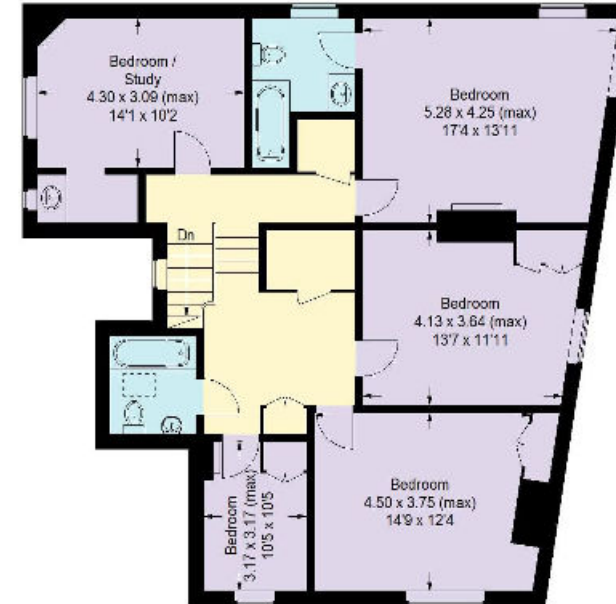
(Not Shown In Actual Location / Orientation)



Cellar



Ground Floor



First Floor

Knight Frank  
Cheltenham

123 Promenade

Cheltenham

GL50 1NW

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I would be delighted to tell you more

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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.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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