

4 Hillfort Close

Cheltenham, Gloucestershire



**A luxury family home re-modelled
by the current owners with excellent
access to Leckhampton and high
performing Schools.**



5 3 3

Summary of accommodation

Main House

Ground floor: Entrance hall | Kitchen/living/dining room | Sitting room | Study | Utility room | Gym | Cloaks room | WC

First floor: Principal bedroom suite with dressing room and en suite | Four bedrooms | En suite | Family bathroom

Outside

Garden and double garage



Situation

(Distances and times are approximate)

Hilfort Close is located just off the Shurdington Road and is close to Leckhampton with easy access into central Cheltenham.



Excellent amenities are located on the Bath Road and in Mompesson with an array of shops providing everyday necessities and an excellent selection of restaurants, shops, boutiques along with the very well regarded Leckhampton Primary School.



Road links via the M5 and A419 create excellent access to Oxford, Birmingham and Bristol.



Three direct train services to London Paddington from Swindon and Cheltenham Spa and to Bristol Parkway and Birmingham New Street from Cheltenham Spa.



4 Hilfort Close

Hilfort Close is in a fantastic location close to Leckhampton and the Bath Road. The property is located to the rear of this individual development of executive family homes with a generous garden and flexible layout.

The house has been remodelled by the current owners since purchasing in 2023 with a stunning bespoke modern kitchen/family room with a fantastic array of storage, built in appliances and bi-folding doors to the rear landscaped gardens. The layout of the ground floor has been changed to create a separate office space and cloakroom. Two reception rooms and a separate utility room off the kitchen.

A cloak room, integral garage and Gym complete the ground floor living space with a lovely and welcoming reception hall from the front door.

Upstairs, there are five generous bedrooms in total. Two of the bedrooms are en-suite with the principal bedroom featuring a walk-in dressing room and ample built-in storage. The three remaining bedrooms share a modern family bathroom finished to a very high standard.



Outside

Outside, there is a stunning landscaped garden with paved patio opening out from the kitchen/family room and a large area of level lawn with mature plants and shrubs at the borders. There is an expansive driveway to the front of the property with access to the integral garage and gyn.

Property Information

Tenure: Freehold.

Local Authority: Cheltenham Borough Council
01422 6226

Council Tax: Band B

EPC: G

Postcode: GL5 0JS

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

229 sq.m / 2,465 sq.ft

246.5 sq m / 2,653 sq. ft (Inc. Garage)



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.



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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 November 2024. Photographs and videos dated October 2024.

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