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87 Honeysuckle Avenue

Cheltenham, GL53 0AF



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*An immaculately presented detached family home fronting onto open greens with a garden, parking and double garage in this sought-after enclave.*

- Reception hall
- Sitting room
- Snug/Family room
- Kitchen/Dining room
- Utility room and Cloakroom
- Principal bedroom with en suite
- Guest bedroom with en suite
- Three further bedrooms
- Family bathroom
- Landscaped gardens
- Double garage and parking

This superb detached home is positioned in a quiet and sought-after enclave, at the edge of the village of Leckhampton, offering the most wonderful views over an orchard up to Leckhampton Hill. Built in 2018, by Redrow Homes, the development has, without any doubt, been one of the most desirable and successful new build estates within the area. Redrow themselves are renowned for their outstanding builds, with traditional family space, in addition to ineffable qualities that make a house feel like a home. The purpose of the development was to provide an extension to the already desirable village of Leckhampton and to provide an exclusive development to neighbour the new and highly acclaimed Leckhampton High School.

Set over two floors, the accommodation is both practical and traditional in layout and provides square footage that extends to over 2100 Sq Ft. The ground floor contains the living space around a large entrance hall, including a spacious sitting room with a large bay window offering views to the front over an orchard, and opposite, across the hall, internal access into the garage.





The most impressive part of the house is the arrangement of the principal reception rooms, all designed to overlook the garden or orchard, providing a wonderful space for both family life and entertaining. The kitchen is well appointed, a wonderfully bright and contemporary room, with an excellent range of modern style units under Silestone worktops and integrated appliances by Siemens. The useful utility room is accessed from the kitchen and has a door to the garden.

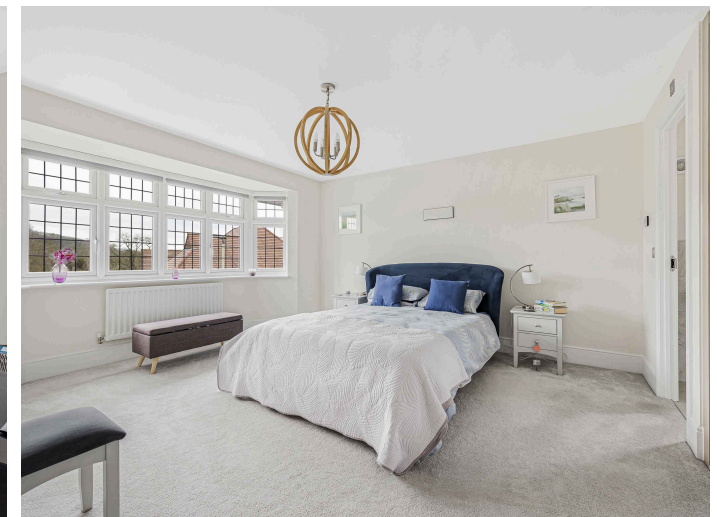
Off the hallway, there is a further reception room that the current owners use as a snug but would also make an excellent dining room with double doors opening to the outside terrace and garden. A cloakroom is set within the inner hall.

On the first floor are five bedrooms, four of which are doubles. The principal bedroom has an en suite shower room, a series of wardrobes and the most fabulous views over the orchard and up to Leckhampton Hill.

There is a guest room also with an en suite and fitted wardrobes whilst the remaining three bedrooms share a modern bathroom.

Outside: From the select enclave in which the house is positioned, a driveway provides formal parking and access to the double garage. The garden has been landscaped, to provide the balance of an easily maintainable space that is a place to enjoy and for families to play.

Situation: Honeysuckle Avenue is an exclusive enclave of executive homes and undeniably, this is one of the most desirable and highly sought after pockets of Cheltenham. The appeal of the location is its proximity to the thriving Bath Road, the village centre, Leckhampton Primary School, and the new, Leckhampton High School. Despite its access to shops and restaurants, the property sits close to the foot of Leckhampton Hill giving access to some of the best walking countryside. Within a short drive are Cheltenham's fashionable shops, Michelin starred restaurants, coffee shops and bars. Cheltenham nestles beautifully between the Cotswold Hills and the Wye Valley and is home to numerous prestigious schools in both the state and private sector. Owing to this and the cultural lifestyle on offer, including playing hosts to several highly acclaimed festivals, it is now regarded as one of the places to live and raise a family. For the commuter, this area is particularly well placed for access to motorways networks, the M5 and M50 and the A417, Cirencester to Swindon.





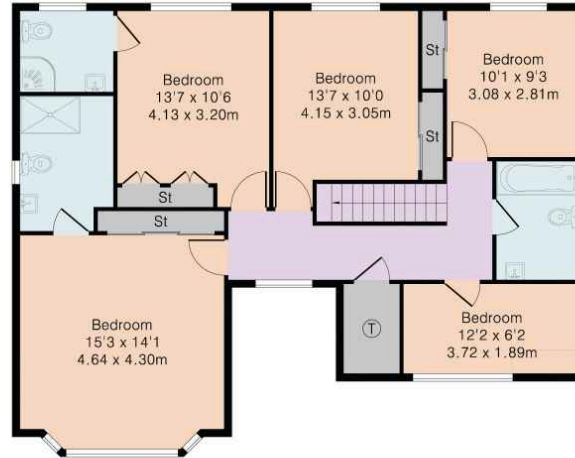
Approximate Gross Internal Area 2133 sq ft - 198 sq m

Ground Floor Area 1151 sq ft - 107 sq m

First Floor Area 982 sq ft - 91 sq m



Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A	86	93
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	