

Bonica House, Undercliff Avenue,
Leckhampton, Cheltenham, Gloucestershire, GL53 9AA

Perry Bishop



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4/5 Bedrooms



4 Bathrooms



2 Receptions

Key Features

- Exclusive new development of two houses
- Luxury three/four bedroom house with one bedroom annexe
- Stunning open plan kitchen, dining and sitting room
- Formal living room
- Home Office
- Roof terrace
- Double Garage and gated driveway
- EPC-TBC

Bonica House is an exceptional example of contemporary living, set in a sophisticated and dramatic location overlooking Cheltenham. This exclusive house is one of two new builds built by the accomplished developer Colburn Homes, who have designed the house with its' superior setting in mind, taking full advantage of the views and leafy location.

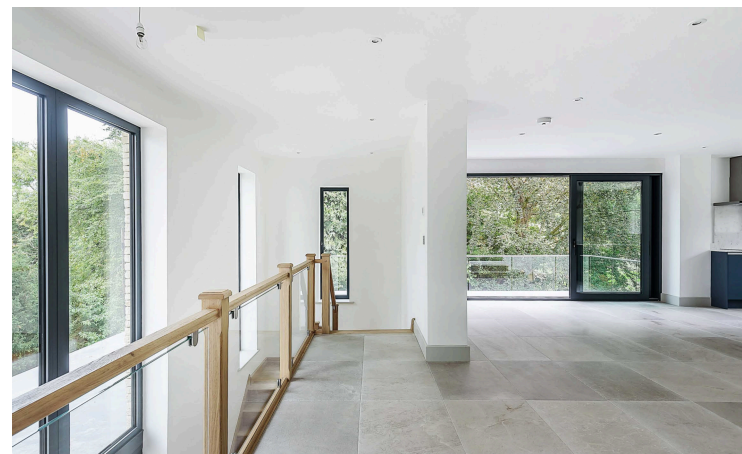
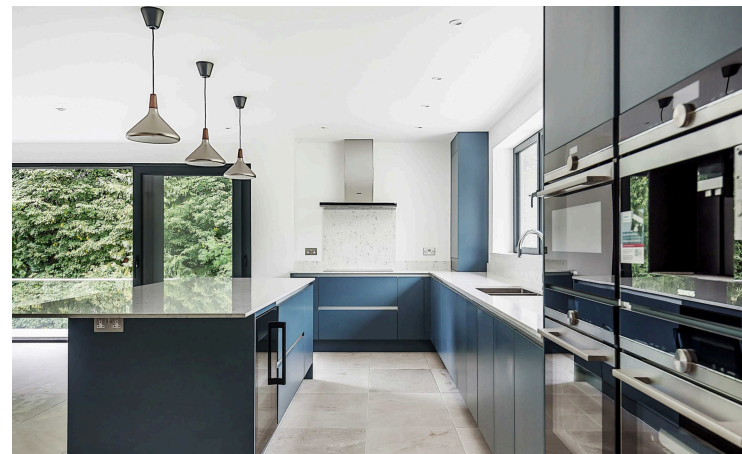
Bonica is an outstanding detached house built to the highest level of specification. The property has been finished to an exceptionally high standard and designed so that the majority of the main rooms face the stunning views over Cheltenham. The four-bedroom accommodation is arranged to provide an exceptional two storey family house, with the main living space upstairs to benefit from the vista. The one bedroom annexe features a sitting room, kitchenette, cloakroom and bedroom with ensuite.

On entering the house into a spacious hall, the downstairs accommodation flows brilliantly from this central area with beautiful Herringbone Oak flooring and includes two double bedrooms, family bathroom and home office/bedroom. Also on the ground floor is

a stunning formal sitting room with log burning stove Herringbone Oak flooring and sliding doors out to the garden.

On the first floor up a beautiful oak staircase with glass balustrade is the outstanding open plan kitchen, dining and living space, featuring a bespoke kitchen designed by Manor Interiors with white Arabesque Silestone work tops, state of the art appliances and Monumental Ash tiled flooring. Through EcoHaus Visiline sliding doors you step onto the large roof terrace, where you have views both of Cheltenham and of Leckhampton Hill. This really is the 'Wow' factor of the home, the space is encompassed by light and the magnificent far-reaching views from nearly every angle. Further to this floor is the magnificent principal suite with a full-length window taking in the views, walk-in wardrobes with fitted shelves and a stunning en-suite bathroom.

The annexe has its own separate entrance from the side of the house and is ideal for an elderly relative or as a stepping stone for a young adult about to flee the nest. The same attention to detail has been applied with Manor interiors also providing the fitted kitchen.



Walking from the kitchen into the hallway allows access to the cloakroom, sitting room and bedroom with ensuite. There is also a security locked door through to the hallway of the main house allowing it to be used either as a fully functioning stand alone annexe or additional accommodation to the main house.

Exterior

Approached by a wooden gate on to a blocked paved driveway with parking for four cars, Bonica is elevated in its plot. The House is surrounded by landscaped gardens, with lawned areas, large patio areas capturing the best of the sun, a small woodland and a babbling brook, creating a truly tranquil place. The integrated double garage has an electric roller door, side access and door to the downstairs hallway.

Additional Information

Mitsubishi Air Source Heat Pump, mains water, drainage and electric.

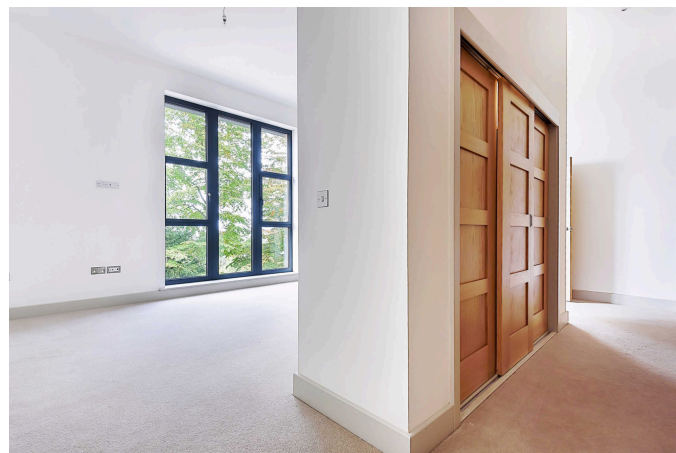
Wifi controlled zoned underfloor heating, wifi controlled bathroom towel rails, home connect controlled Siemens ovens and coffee machine.

Please note only the front external picture is a CGI image.

Amenities

Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham Town Centre, and often first on buyers' lists. Bath Road, which has an excellent collection of local shops, including a delicatessen, butchers, greengrocers, and bakers, together with pubs, cafes and restaurants, offering a wide range of catering for all tastes.

The area has several excellent primary schools, good bus services to the Town Centre and plenty of attractive parks and playing fields. There is also a quick and easy access to the M5 and the A417 to Swindon via the nearby Brockworth bypass.







Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town including John Lewis and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Directions

Directions From the town centre proceed along Bath Road, passing Eagle Tower and our office. At the traffic island take the left fork into Leckhampton Road, continuing past a mini-roundabout until the road begins to ascend the hill and the turning for Undercliff Avenue will be on the left hand side.

Services & Tenure

The Tenure is Freehold

Local Authority

Cheltenham Borough Council

Ref: CHEL/HPJ/NW/KW/12102021

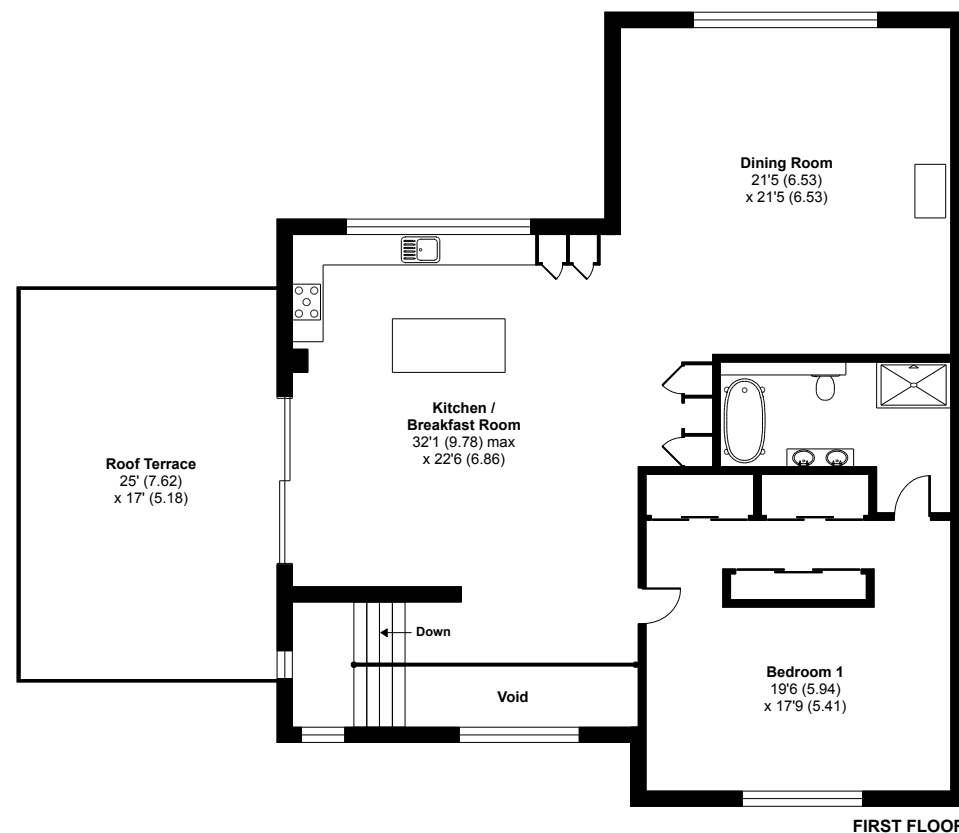
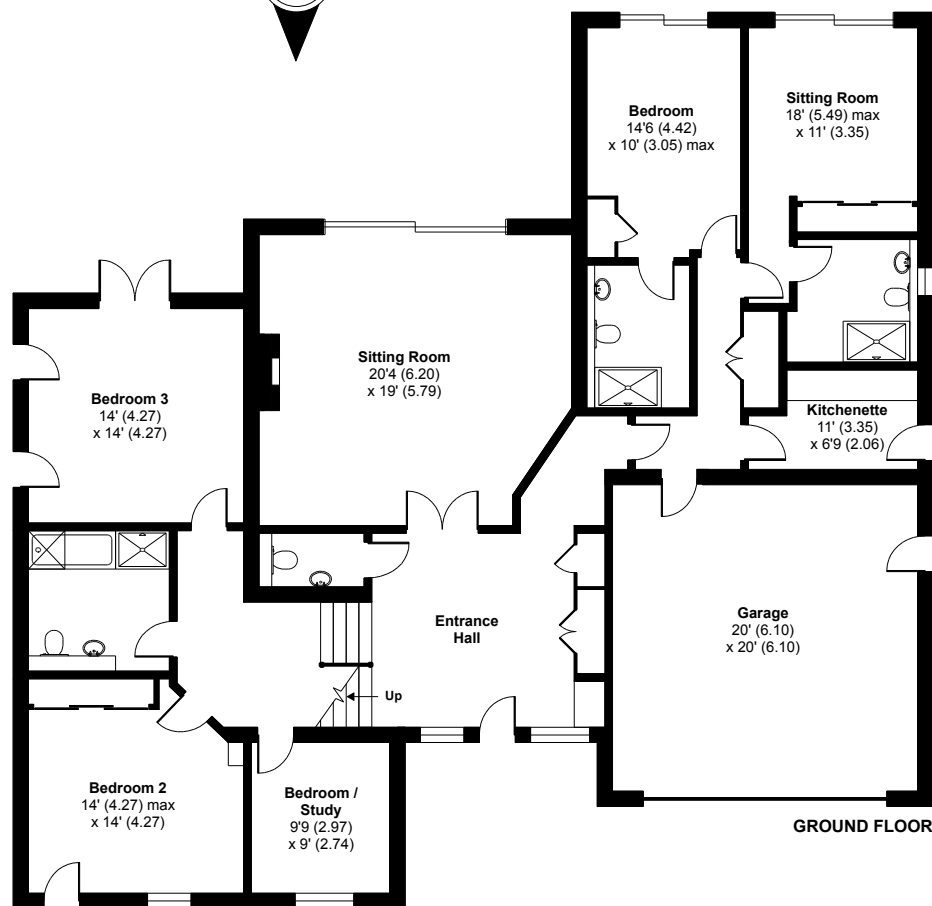
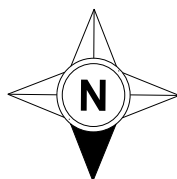




Undercliffe Avenue, Cheltenham, GL53

Approximate Area = 4103 sq ft / 381.1 sq m (includes garage and excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2021. Produced for Perry Bishop & Chambers. REF: 752772





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