

## 81 Moorend Crescent, Leckhampton, Cheltenham, Gloucestershire, GL53 0EW



Beautifully extended four-bedroom family home • Stunning open-plan kitchen/dining area • Private front garden  
Off-road parking • Secluded rear garden with patio and storage • EPC To be confirmed

£650,000

# 81 Moorend Crescent,

Leckhampton, Cheltenham, Gloucestershire, GL53 0EW

## Key Features



4  
Bedrooms



2  
Bathroom



2  
Reception

## About the property

A beautifully extended four-bedroom family home, ideally positioned on one of Leckhampton's most sought-after roads.

This stylish and welcoming property has been thoughtfully extended to create a bright and sociable layout, perfect for modern family living.

The ground floor features an entrance hall leading to a spacious and light-filled sitting room. The heart of the home is the impressive open-plan kitchen and dining space – a superb area for entertaining, with plenty of room for family gatherings. There is also a convenient cloakroom on this level.

Upstairs, the property offers four well-proportioned bedrooms, including a generous master bedroom with its own en suite shower room, alongside a modern family bathroom.

Set on a good-sized plot, the front of the property provides a private garden area with the flexibility of off-road parking if desired. The rear garden offers a lovely sense of seclusion, featuring a patio area ideal for outdoor dining and additional storage space.

This is a truly delightful home that perfectly blends style, comfort, and practicality. It really must be viewed in person to be fully appreciated.

## 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, offers a wide range of catering for all tastes. The area has several excellent primary schools, a new secondary school, 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.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## Directions

Leave our Perry Bishop office on Bath Road (GL53 7NF) and head south towards the Norwood Arms roundabout. Take the first exit onto Leckhampton Road, then take the right into Moorend Road. Follow Moorend Road before turning right into Moorend Crescent, where the property can be found on your left-hand side, identified by our Perry Bishop 'For Sale' board.

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## Services & Tenure

Tenure – Freehold

Electricity – Mains Supply

Water – Mains Supply

Sewerage – Mains Supply

Heating – Gas

## Local Authority

Cheltenham Borough Council

Council tax Band – C

## Our reference

CHE250512

5th November 2025

## We'd love to hear from you











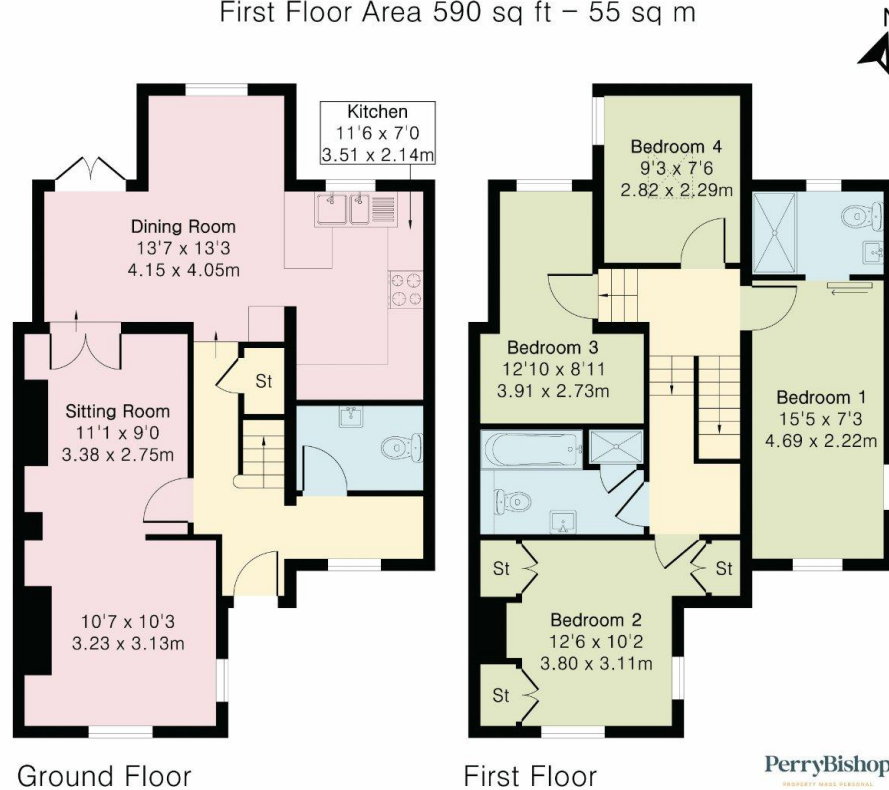




## Approximate Gross Internal Area 1175 sq ft - 109 sq m

Ground Floor Area 585 sq ft – 54 sq m

First Floor Area 590 sq ft – 55 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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