

Chequers, West End, Northleach, Cheltenham, GL54 3LH



- Exceptional detached family home
- Superb open-plan kitchen/family room
- Separate utility room
- Four well-proportioned bedrooms
- South-facing landscaped garden
- EPC B

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

Designed for modern family living and finished to an exceptional standard throughout, this impressive detached home offers over 1,550 sq ft of thoughtfully arranged accommodation within one of Northleach's most desirable developments. Constructed by the highly regarded Kingerlee Homes in 2017, it combines contemporary design, generous proportions and an enviable south-facing garden to create a home that is as practical as it is stylish.

The welcoming entrance hall immediately sets the tone, leading through to a comfortable sitting room where a contemporary stove provides an attractive focal point and creates a cosy space to unwind.

Stretching across the rear of the property, the superb open-plan kitchen, living and dining space is undoubtedly the heart of the home. Filled with natural light and designed to make the most of its south-facing aspect, it features an extensive range of contemporary cabinetry, quality integrated appliances and generous preparation space, creating a wonderfully sociable space where cooking, dining, relaxing and entertaining all come together. Large glazed doors open directly onto the garden, creating a seamless transition between inside and out during the warmer months, whilst a recently installed smart dual Wi-Fi oven with pyrolytic self-cleaning function further enhances the home's impressive specification. A separate utility room provides valuable additional storage and practical laundry space.

Upstairs, four well-proportioned bedrooms are arranged around a generous landing. The principal bedroom benefits from a stylish en-suite shower room, whilst two of the remaining bedrooms enjoy fitted wardrobes. A contemporary family bathroom, finished in a timeless style, serves the remaining bedrooms.

Outside, the south-facing rear garden has been thoughtfully landscaped to create a series of distinct outdoor spaces. A pergola-covered terrace provides the perfect setting for summer dining and entertaining, whilst the lawn, mature planting and additional seating areas create a garden that can be enjoyed throughout the seasons. The property also benefits from power and lighting to both the garden shed and partially boarded loft, providing excellent additional storage and flexibility.

To the side of the property, a private driveway provides parking for three vehicles and benefits from an EV charging point, with two additional visitor parking spaces available within the development. The home has also been enhanced with a number of thoughtful modern upgrades, including Wi-Fi enabled two-zone heating, connected smoke detectors throughout the first floor and smart external power sockets.

Combining the timeless appeal of traditional Cotswold architecture with the comfort, efficiency and practicality of a modern home, this is an outstanding opportunity to acquire a high-quality family home in one of the region's most desirable market towns.

Amenities

Northleach is a charming Cotswold market town, celebrated for its rich history, beautiful limestone architecture and welcoming community. Centred around its attractive historic market square, the town offers an excellent selection of independent cafés, traditional pubs, artisan food retailers and everyday amenities, creating a wonderful balance between character and convenience.

Surrounded by rolling Cotswold countryside, Northleach is perfectly placed for those who enjoy walking, cycling and country pursuits, whilst remaining exceptionally well connected via the nearby A40. Cheltenham, Cirencester, Burford and Oxford are all easily accessible, with regular bus services linking the town to the surrounding area. Families are well served by the town's highly regarded primary school and seasonal community swimming pool, whilst the nearby Far Peak leisure destination offers padel courts, climbing facilities, a gym, café and a range of wellness amenities.

Combining timeless Cotswold charm with an active community and excellent connectivity, Northleach continues to be one of the region's most desirable market towns.

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 Cheltenham on the A40 towards Oxford and continue for approximately 14 miles. At the roundabout on the edge of Northleach, take the third exit onto the A429 (Fosse Way) towards the town centre. Turn left at the traffic lights, then first right into the Chequers development, where Number 8 will be found at the head of the cul-de-sac.

What 3 Words: **laugh.browser.flute**

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Oil

Local Authority

Cotswold District Council / Council tax Band - F

Our reference

LAN260016 / 28th July 2026

We'd love to hear from you

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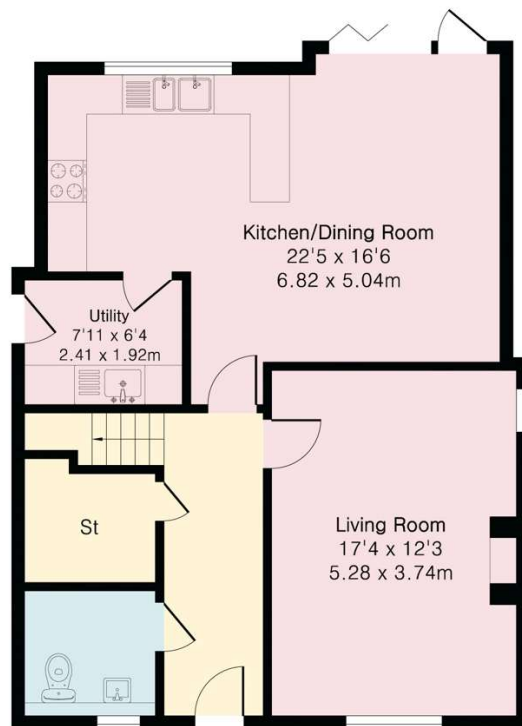




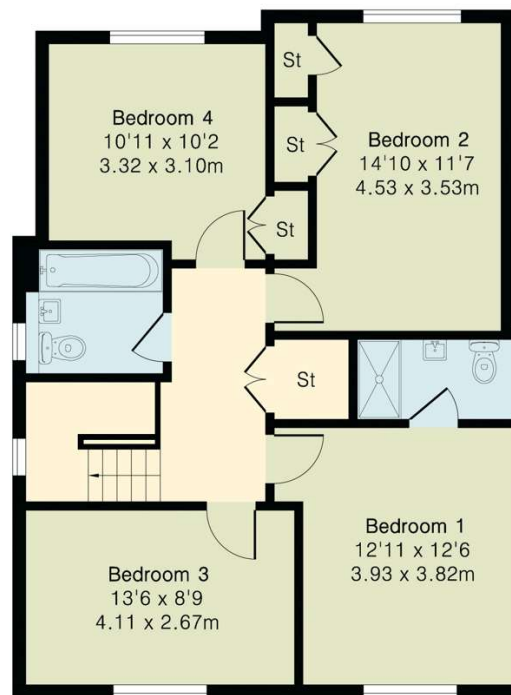
Approximate Gross Internal Area 1560 sq ft - 145 sq m

Ground Floor Area 779 sq ft – 72 sq m

First Floor Area 781 sq ft – 73 sq m



Ground Floor



First Floor

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PROPERTY MADE PERSONAL



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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