



Leckhampton  
GL53 0FD



# 30 Burnet Drive, Leckhampton, Cheltenham, GL53 0FD

A beautifully presented four-bedroom detached Redrow home in this desirable modern development in Cheltenham, offering spacious family living, a detached garage and off-road parking for two vehicles ideally suited to family life and located within the catchment area for the highly regarded The High School Leckhampton.

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- prestigious Brizen View development • sitting room • kitchen/dining room • downstairs cloakroom • family bathroom
- ensuite to principal bedroom • garage and driveway for multiple cars • EV charging point • double glazing
- gas central heating • contemporary kitchen with quartz worktops • wooden flooring • underfloor heating in selected areas
- air conditioning • boarded loft • within catchment area for High School Leckhampton • attractive south-east facing garden
- patio area • council tax band E

## £599,500 Freehold

### Description

Situated on Burnet Drive, this beautifully presented four-bedroom detached Redrow home offers spacious family accommodation complemented by a range of stylish upgrades. The ground floor comprises a bright sitting room, a spacious kitchen/dining room, a cloakroom and a useful utility cupboard housing the washing machine. Upstairs, there are four generous bedrooms, served by two bath/shower rooms, including an en-suite to the principal bedroom. The property benefits from a range of quality upgrades, including quartz worktops, wooden flooring, underfloor heating in selected areas and air conditioning. Further features include double glazing, gas central heating and an electric vehicle charging point. Outside, a detached garage is positioned alongside the house, with off-road parking for two vehicles in front. The attractive south-east-facing garden enjoys plenty of sunshine and features a paved patio and a delightful lawned area, providing an ideal setting for relaxing and entertaining. Ideally located within the catchment area for the highly regarded High School Leckhampton, this appealing home combines modern comforts, stylish finishes and excellent family living space in a sought-after Cheltenham location.

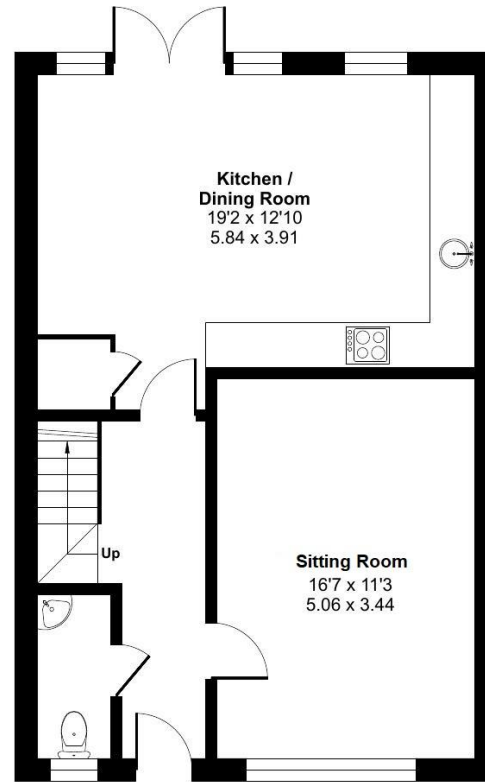
### Situation

Brizen View is a sought after Redrow development situated close to glorious countryside walks and about 2 miles from Cheltenham's town centre. Situated within the catchment area of The High School Leckhampton whilst also providing swift access to the A417 Cirencester/Swindon Road, M5 junctions 11 & 11a and an eclectic mix of amenities in the vibrant Bath Road shopping area. Cheltenham is a superb place for shopping with an abundance of main high street shops, specialist boutiques, cafés and restaurants. Education is very well catered for and there are excellent sporting facilities in and around the town including indoor and outdoor swimming facilities, numerous golf courses and tennis, squash, hockey and croquet clubs. Host to annual cultural festivals including music, literature and jazz, the town is equally famous for horse racing and the annual Gold Cup. Communications are excellent with easy access to the M5 and there are regular train services to London Paddington in just over 2 hours

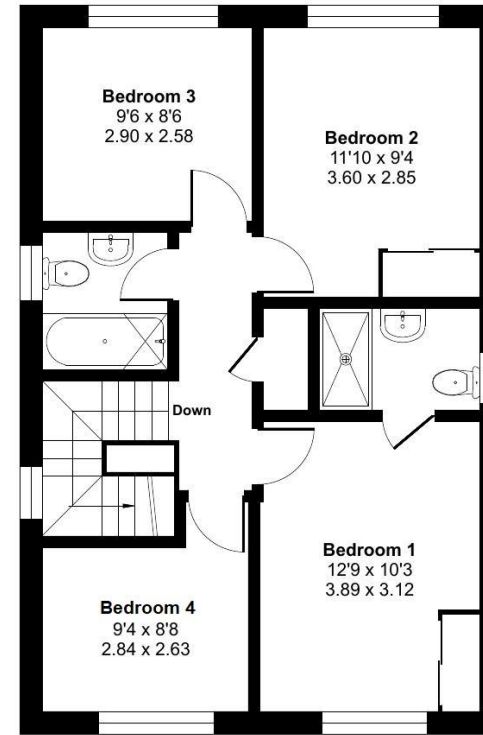




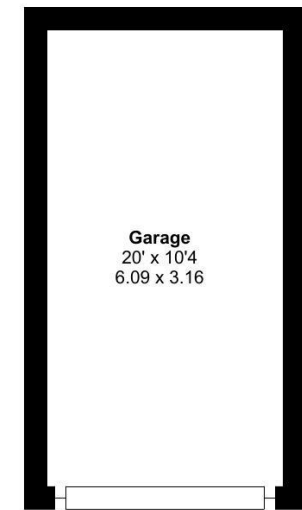
Approximate Area = 1146 sq ft / 106.5 sq m  
Garage = 207 sq ft / 19.2 sq m  
Total = 1353 sq ft / 125.7 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for CJ Hole. REF: 1537219

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## VIEWING

Strictly by prior appointment with CJ Hole

## TELEPHONE

**01242 255101**

## HOURS OF BUSINESS

Monday to Friday 9.00am to 5.30pm  
Saturday 9.00am to 4.00pm

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