

12 Bicknell Close, Northleach, Cheltenham, Gloucestershire, GL54 3HW



- Freehold
- Detached
- Three Bedroom
- Off Street Parking
- Two Bathrooms
- Open Plan Kitchen Diner

A well-presented and energy-efficient three-bedroom family home, tucked away in an elevated corner position within a small cul-de-sac just a short walk from Northleach Market Place. Built circa 2015, the property offers modern open-plan living, landscaped gardens, air source heating, and tandem off-road parking for two vehicles.

12 Bicknell Close is a well-presented and favourably positioned modern family home, forming part of a small and attractive cul-de-sac development situated just a short walk to the north of Northleach's historic Market Place and everyday amenities.

Constructed circa 2015, the property is built of attractive brick elevations beneath a pitched tiled roof and benefits from modern energy-efficient features including an air source heat pump providing domestic hot water and heating, alongside UPVC double glazed windows and doors throughout. Occupying arguably one of the best positions within Bicknell Close, Number 12 enjoys a tucked-away corner setting with an elevated outlook, enhancing both privacy and its overall appeal.

The accommodation is well-balanced and thoughtfully arranged across two floors. Upon entering the property, a welcoming entrance hall provides access to the principal reception spaces. To the right is a bright dual-aspect sitting room, enjoying excellent natural light, whilst to the left is a superb open-plan kitchen/dining room, ideally suited to modern family living and entertaining. The kitchen area is complemented by a particularly useful understairs utility/storage area, with double doors opening directly onto the rear garden.

To the first floor, the property offers three bedrooms comprising two well-proportioned double bedrooms and a comfortable single bedroom, ideal for a child's room, home office, or nursery. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom.

Externally, the rear garden has been landscaped for ease of maintenance and is predominantly laid to lawn and patio area with hardstanding for a shed providing an excellent outdoor space for both families and entertaining. The air source heat pump is discreetly positioned within the garden. To the side of the property is tandem off-road parking for two vehicles.

General Information EPC band 'C' (70) The property has been placed in band 'D' for Council tax purposes, charges 2026/27 £2,393.75 Local authority Cotswold District Council Broadband & Mobile: Signal checker via www.ofcom.org.uk Services: We understand that the property is connected to Mains Electricity, Water and Drainage. Air source heat pump powering heating and hot water system.



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Moore Allen & Innocent LLP trading as Moore Allen & Innocent
Registered office: Castle Street, Cirencester, GL71QD.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		