



Badminton Close, Leckhampton, Cheltenham GL53 7BX

£585,000

DESCRIPTION

Found within this tucked away private road, just off Naunton Lane, is this charming, 1896 Period, four bedroom, detached house which formed part of the original farm house, having been previously extended with a loft room and versatile conservatory. This splendid family home enjoys a south facing garden and is just a stone's throw from the much sought after Naunton Park Primary School.

Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham Town Centre. The area has a mix of property styles and types but is made up of predominantly Victorian and Edwardian homes. Bath Road has an excellent array of local shops, including a butchers, greengrocers and bakers. The area has several excellent primary schools and good bus services to the Town Centre.

This characterful, double bay property can be reached via the front garden and driveway which provides parking for two vehicles and leading to the open entrance porch. There is also a hedged garden area to the side and a garage to the rear providing further off road parking/storage. The accommodation on the ground floor consists of a spacious entrance hall, living room with opening to dining room, kitchen/breakfast area, cloakroom, airing/utility cupboard and conservatory. The first floor consists of two spacious double bedrooms and a single bedroom, as well as the family bathroom which is just off the landing. On the second floor landing are doors to a spacious loft bedroom with eaves storage cupboards.

The c. 34 ft South facing landscaped garden is privately enclosed, enjoys decking, a circular lawned area with an additional decorative paved area with a fire pit, a summer house, a path to access the garage and gate to the side. The property also benefits from gas central heating, sash windows, partial views of Leckhampton hill, further characterful features and NO ONWARD CHAIN.

OPEN PORCH

ENTRANCE HALL

Stripped wooden doors to living room, dining room, utility/airing cupboard and under the stairs storage. Stairs to first floor. Decorative period style tiled flooring.

DINING ROOM

3.51m x 4.01m max (11'6x13'2 max)

Feature bay window overlooking the garden and additional dual windows to the side aspect. Open fireplace with surround and hearth. Painted wooden flooring, High ceiling. Picture rails. Opening to the living room.

LIVING ROOM

4.42m x 3.89m max (14'6x12'9 max)

Twin feature bay window overlooking the garden and additional dual windows to the side. Open fireplace with surround and hearth. Painted wooden flooring. High ceiling. Picture rails. Opening to the dining room,

KITCHEN/BREAKFAST AREA

2.97m max x 3.89m max (9'9 max x 12'9 max)

Re-fitted attractive kitchen units with matching base and wall storage cupboards. Solid wooden work surface. Sunken 'Belfast' sink, Four-ring gas cooker. Space for a dishwasher. Space for a breakfast table. Window to the rear. Door leading into the conservatory/family room.

CONSERVATORY/FAMILY ROOM

4.39m x 2.97m (14'5x9'9)

A generous conservatory. Feature brick wall. Tiled flooring. Door to the cloakroom. Tri-fold doors leading into the rear garden.

CLOAKROOM

Two piece white suite with vanity unit. Tiled flooring. Window to side.

FIRST FLOOR LANDING

Stairs to the second floor. Doors to the family bathroom and bedrooms one, two and four.

BEDROOM ONE

4.27m x 3.18m (14'0x10'5)

Bedroom one is a double with feature period style fireplace. High ceiling. Picture rails. Two single glaze sash windows overlooking the rear garden with partial views of Leckhampton Hill.

BEDROOM TWO

3.48m x 3.33m (11'5x10'11)

Bedroom two is also a double with feature period style fireplace. High ceiling. Picture rails. Two single glaze sash windows overlooking the rear garden with partial views of Leckhampton Hill.

BEDROOM FOUR

2.06m x 1.80m (6'9x5'11)

Single bedroom with window to the side.

BATHROOM

Three piece white suite and door to the under the stairs cupboard. Feature free standing, oval, roll top bath. Two velux windows, Tiled flooring.

SECOND FLOOR LANDING

Doors to eaves storage cupboards. Window to side. Door leading to the spacious loft bedroom.





LOFT BEDROOM THREE
3.76m x 6.10m max (12'4x20'0 max)

Spacious loft bedroom. Vaulted ceiling with exposed wooden beams. Two small dormer style windows overlooking the rear garden enjoying partial views of the Leckhampton Hill. Built-in cupboard.

GARAGE

Single garage with up-and-over door. Window. Pedestrian door to the side.

GARDEN
10.36m ft (34'0 ft)

A mature c.34 ft South facing garden which is enclosed by wooden fencing with a variety of shrubs, trees and flower borders. There is a raised decked area, pond, circular lawn area and equally circular stone paved feature ideal for 'al

fresco' dining with fire pit. Summer house which is fully insulated with double glazed doors and additional power/lighting. Access to the side and front via a wooden gate.


ADDITIONAL INFORMATION

Cheltenham Borough Council. Tax Band D.

DIRECTIONS

Leave our Leckhampton office via the Leckhampton Road and turn left into Naunton Lane, continue a short distance and turn right by the Church into Badminton Close. The property can be found on the left hand side.

**Viewing strictly by appointment through
 Peter Ball & Co**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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Total area: approx. 146.3 sq. metres (1574.7 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.

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