



Charlton Lane, Leckhampton, Cheltenham GL53 9DX

£765,000

DESCRIPTION

A rare opportunity to acquire this handsome, Edwardian, detached dwelling believed to be built in 1914, still enjoying some retaining period features to include fireplaces and picture rails, set in a surprisingly generous plot, which lends itself to being modernised and extended (subject to building and planning regulations). This exciting family home is set within generous plot of circa 0.4 acres and sold with No Onward Chain.

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.

The property can be reached via two driveways, one leading to the single garage and store room. The front garden has low walling and wrought iron gates with ornamental trees, shaped lawn, flower beds and paths leading to the front door. The accommodation comprises of an entrance hall, living room, dining room, kitchen and cloakroom. On the first floor there are three good sized bedrooms, family bathroom and separate cloakroom.

The impressive rear garden is mainly laid to lawn with outbuildings to include a large workshop (22'6x18'6) with electricity and water, attached greenhouse (20'1 x13'2) and further store room. There is also a single garage (17'4x10'6), parking for four cars, with an attached shed. The property has gas central heating and is partially double glazed.

ENTRANCE HALL

Stairs to the first floor. Under the stairs storage cupboard. Doors to the living room, dining room and

kitchen.

LIVING ROOM

4.50m max x 3.40m (14'9 max x 11'2)

Bay window to the front aspect. Feature fireplace.

DINING ROOM

4.50m max x 3.40m (14'9 max x 11'2)

Bay window to the front aspect. Feature cast iron fireplace.

KITCHEN/BREAKFAST

6.96m max x 3.07m max (22'10 max x 10'1 max)

Matching wall and base units. Stainless steel sink. Freestanding gas cooker. Space and plumbing for a washing machine. Floor standing boiler. Windows to the front and side aspects. Door to the rear lobby.

REAR LOBBY

Doors to the downstairs cloakroom. Door to rear garden.

CLOAKROOM

Coloured suite. Window to the rear aspect.

FIRST FLOOR LANDING

Generous wide landing with window to the front aspect. Doors to the three good sized bedrooms, family bathroom and separate cloakroom. Airing cupboard housing the water tank and shelving.

BEDROOM ONE

3.86m x 3.48m (12'8 x 11'5)

Window to the front aspect. Picture rails.

BEDROOM TWO

3.89m max x 3.40m (12'9 max x 11'2)

Window to the front aspect. Picture rails.

BEDROOM THREE

3.51m x 3.20m (11'6 x 10'6)

Window to the rear aspect. Picture rails.

BATHROOM

3.35m max x 1.91m max (11' max x 6'3 max)

Coloured two piece suite. Frosted window to the rear aspect

SEPARATE CLOAKROOM





Frosted window to the side aspect. Three piece suite with bidet.

REAR GARDEN

Large circa 0.4 acres L-shaped garden which is mostly laid to lawn with many ornamental mature trees and a large fish pond. At the rear of the garden there is a greenhouse and large workshop/store room. Access to a further store room and the single garage which has an attached shed. The garden is enclosed by wooden fencing.

GARAGE

5.28m x 2.08m (17'4 x 6'10)

Single garage with double doors to the front and single door to access the rear. Attached shed.

ADDITIONAL INFORMATION

Cheltenham Borough Council. Tax Band E.

DIRECTIONS

Leave our Leckhampton office via the Leckhampton Road and turn left into Charlton Lane where the property can be found immediately 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		76
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(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. 213.4 sq. metres (2297.3 sq. feet)

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

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