



Leckhampton Road, Leckhampton, Cheltenham GL53 0BD

# £995,000

## DESCRIPTION

DISCREET MARKETING. Contact our Leckhampton Branch on tel. 01242 261400 for further details.

A splendid, Grade II Listed, detached Georgian property situated within this sought after location and offering versatile extended accommodation. This elegantly presented home has been beautifully updated for modern living and enjoys spacious light and airy rooms, manicured front and rear gardens and is just a short walk to the Bath Road and all other amenities.

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 outstanding property can be reached through wrought iron gates with railings to an enclosed low maintenance aesthetically pleasing symmetrical front garden, with a path leading to a portico and front door and driveway which offers off road parking for two vehicles. The ground floor accommodation consists of an airy entrance hall, cloakroom and living room with feature fireplace and sliding double doors leading down to the garden room. The dining room has full length bay windows and the ground floor also has a study and spacious kitchen/breakfast room with matching units, Belfast sink and tiled flooring. There is access to a well manicured, mature rear garden via a terrace. The first floor has five bedrooms (en suite to main bedroom), family bathroom and additional shower room. The basement is a versatile space, full of character with open wooden beams, comprising a study, office and playroom. The c.72ft max enclosed rear garden is laid to lawn with designated stone chipped areas. The property also benefits from many characterful features, attractive slate flooring from "Mandarin Stone", gas central heating and is partly double glazed.

## ENTRANCE HALL

Slate flooring. Access to living areas. Staircase to first floor.

## LIVING ROOM

**4.60m (max) x 3.81m (15'1 (max) x 12'6)**

Feature fireplace with gas "coal effect" fire and wooden surround. Full length window with bespoke shutters to the front aspect. Attractive slate flooring. Cornice to ceiling. Picture rails. Sliding double doors to the garden room.

## GARDEN ROOM

**3.53m x 2.97m (11'7 x 9'9)**

Double doors lead down onto the terrace and into the rear garden.

## DINING ROOM

**4.60m (max) x 3.73m (15'1 (max) x 12'3)**

Full length bay window with bespoke shutters to the front aspect. Feature gas fire with wooden surround and black hearth.

## STUDY

**3.38m (max) x 2.95m (max) (11'1 (max) x 9'8 (max))**

Beautiful slate flooring. Window to side aspect.

## CLOAKROOM

Two piece white suite.

## UTILITY

**2.34m x 2.18m (7'8 x 7'2)**

Window to side of property. Wooden work surface and storage. Belfast sink. Matching units.

## KITCHEN/BREAKFAST ROOM

**5.08m x 3.99m (16'8 x 13'1)**

Spacious kitchen with an attractive range of matching wall and base units with wooden working surfaces over and tiled splashbacks. Space for a five-ring Range cooker with extractor over. Belfast sink with mixer tap. Tiled flooring. Table space. Window and double doors to leading into the rear garden.

## FIRST FLOOR LANDING

## MASTER BEDROOM

**4.14m x 3.99m (13'7 x 13'1)**

Double aspect windows. Built-in wardrobes. Access to:

## EN-SUITE SHOWER ROOM

Low flush W.C., wash hand basin and shower cubicle with Mira electric shower. Laminate flooring.

## FAMILY BATHROOM

Spacious bathroom with white suite comprising feature roll claw footed topped bath, low flush W.C., wash hand basin and separate shower cubicle.

## ADDITIONAL CLOAKROOM

Low flush W.C.

## BEDROOM FOUR

**3.66m x 3.00m (12'0 x 9'10)**

Good double room with window to side. Wash hand basin. Access to the loft space which is partially boarded, insulated with lighting and loft ladder.

## BEDROOM FIVE

**3.76m x 3.00m (12'4 x 9'10)**

Window to rear garden. Wash hand basin.

## BEDROOM TWO

**3.86m x 3.73m (12'8 x 12'3)**

Good size double room with sash window to front. Feature fireplace. Wash hand basin.

## BEDROOM THREE

**3.89m x 3.76m (12'9 x 12'4)**

Sash window to front. Feature fireplace with stone surround. Wash hand basin.

## SHOWER ROOM

Shower cubicle.





#### **LOWER GROUND FLOOR**

##### **LIVING ROOM** **3.61m x 3.58m (11'10 x 11'9)**

Wooden flooring. Beamed ceiling.

##### **OFFICE** **2.16m x 1.75m (7'1 x 5'9)**

Wooden floor with window to side which would be perfect for office or snug.

##### **PLAYROOM** **3.68m x 3.58m (12'1 x 11'9)**

Small window to the side. Beamed ceiling.

#### **FRONT GARDEN**

Low maintenance front garden enclosed by wrought iron railings with a driveway providing off road parking for two vehicles.

#### **REAR GARDEN** **c.72 ft max (c.72 ft max)**

Landscaped, mature and well maintained west facing rear garden, which is partly laid to lawn with an edged gravelled area ideal for outdoor dining. Access to the front of property and space for extra parking. Wooden shed.

#### **ADDITIONAL INFORMATION**

Cheltenham Borough Council Tax Band G

#### **DIRECTIONS**

From the office travel along Leckhampton Road and the property can be found on the right hand side.

**EPC  
NOT  
REQUIRED**

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

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Total area: approx. 227.0 sq. metres (2443.5 sq. feet)

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

[www.peterball.co.uk](http://www.peterball.co.uk)