

MENDIP, TRYES ROAD

LECKHAMPTON, CHELTENHAM, GLOUCESTERSHIRE, GL50 2HB

 Charles Lear



## MENDIP, TRYES ROAD

An exquisite renovated and extended semi-detached house, located just off Painswick Road. Finished to exacting standards, the property extends to almost 2,000sq.ft. and includes four bedrooms, two bathrooms and versatile living accommodation opening into a low maintenance south facing garden.

### DESCRIPTION

Set back from the road and enjoying a block paved driveway providing off road parking for two vehicles together with a car charging point, Mendip is an extended and heavily renovated semi-detached family house. An impressive partially glazed front door opens into a wide hallway which leads to the various rooms on the ground floor, including a formal sitting room with an attractive bay window, original fireplace and fitted carpentry by Jamie Williams, Cheltenham. To the rear of the house is a magnificent open plan kitchen/breakfast room with formal dining and family areas. The kitchen has a central island incorporating a breakfast bar and has bi-folding doors opening into the landscaped southwest facing garden. The kitchen also provides discreet access into a well fitted utility room with space and plumbing for a washing machine and tumble dryer together with a ground floor cloakroom. Before rising to the first floor using the original staircase there is also a ground floor study. The first floor provides four bedrooms including three beautifully proportioned double bedrooms, all of which have fitted wardrobes, including a principal bedroom with an en-suite shower room. The remaining bedrooms share a beautifully appointed family bathroom. Outside and to the rear of the property is an excellent landscaped rear garden, predominantly laid to lawn with a large patio area.





### SITUATION

Tryes Road is widely considered to be one of Leckhampton's most highly regarded and sought after roads, set between Painswick Road and Shurdington Road and within comfortable walking distance of the wide array of amenities on Bath Road including a number of public houses, cafes, restaurants, supermarkets, butchers and a fish monger. Importantly, this fine family home is within walking distance of both Leckhampton and Naunton Park Primary Schools. Cheltenham town centre and its wider range of facilities is also within walking distance. Access to the M5 and A417 is favourable.

### GENERAL INFORMATION

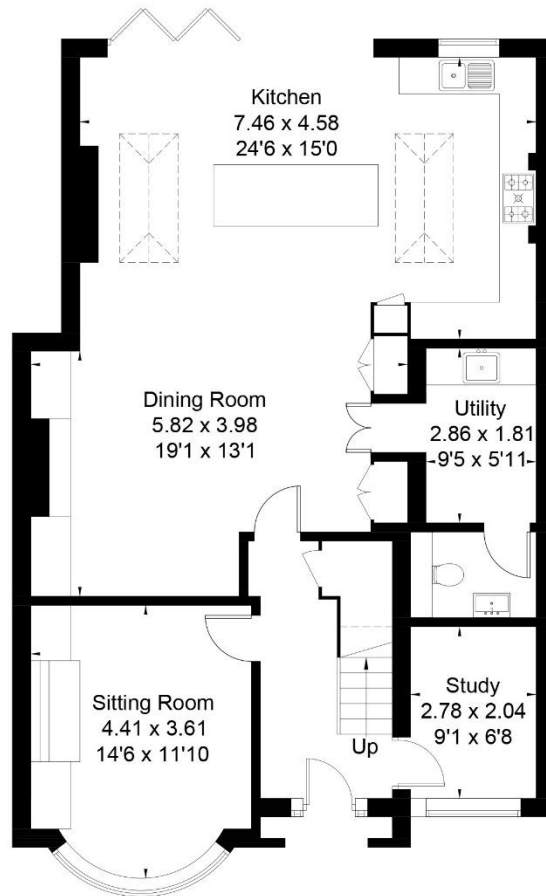
Services:  
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:  
Cheltenham Borough Council: 01242 262626  
Council Tax Band: (E) – £2,622.38 (2024/2025).

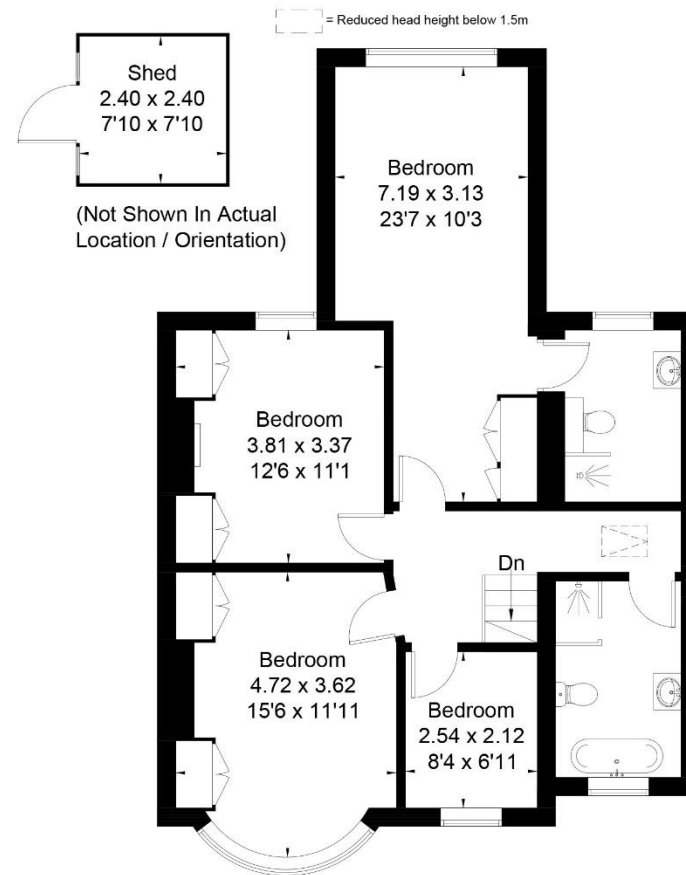
### VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

Approximate Floor Area = 177.6 sq m / 1912 sq ft  
(Excluding Shed)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #64864