

170 A&B LECKHAMPTON ROAD,  
CHELTENHAM, GLOUCESTERSHIRE, GL53 0AA





## 170 A&B LECKHAMPTON ROAD

Occupying an enviable position along Leckhampton Road, this attractive pair of brand-new semi-detached houses have been completed to a high standard, offering four/five bedrooms and allocated parking for two cars, all within a short walk to Bath Road and The High School, Leckhampton.

Arranged over three floors, these brand-new family homes offer particularly well-balanced accommodation providing versatility including an excellent home office/fifth bedroom on the top floor with far reaching views to hills. The ground floor accommodation has underfloor heating and comprises a wide reception hall offering more than ample space for coats and shoe storage, a cloakroom, cloak cupboard and an under-stair storage cupboard. A well-proportioned sitting room with a box bay window is at the front of the house whilst to the rear is an excellent open plan kitchen/dining room with bi-folding doors opening into the garden. The kitchen is contemporary and handleless in style with a range of wall and base level storage units and a central island incorporating a breakfast bar. The kitchen is also fitted with a range of integrated appliances including a double oven and dishwasher. The first floor plays host to a principal bedroom with fitted wardrobes and a contemporary shower room, two further double bedrooms and a family bathroom. The top floor offers two additional bedrooms, one of which would make a fine home office, and are serviced by a cloakroom on this floor. Sanitaryware throughout is by Villeroy & Boch. Outside and to the front are landscaped gardens with footpaths to the front doors. The rear gardens are manageable, laid predominantly to lawn with patio areas, and offer access to the parking at the rear where an electric vehicle charging point may be found.



### SITUATION

This exciting new development is within a short walk of the vibrant Bath Road and its wonderful independent shops and cafes alongside supermarkets, public houses and restaurants. Crucially, the properties fall within the Leckhampton High School catchment and are also within proximity of excellent primary schools including Leckhampton C of E, Naunton Park and St James. Leckhampton is renowned for its community atmosphere and beautiful countryside, they are also well placed for access to the town and transport links including the M5 motorway at J's 11 & 11a.

### GENERAL INFORMATION

Services:

Mains water, electricity and drainage are connected to each property, as is fibre optic broadband. The properties are heated by an air source heat pump.

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Banding: TBC.

For further information, please contact the sole agents, Charles Lear & Co. on 01242 222722.



### THE DEVELOPER

Cape Homes is an established Cheltenham based housebuilding company with over 25 years' experience in the residential housing market, that works closely with a team of highly trusted local consultants possessing a wealth of experience.

The company operates throughout The Cotswold's and Herefordshire and their work ranges in style and size, from apartment blocks to bungalows and small housing developments to executive family homes.

Having built hundreds of new homes over the years, they have also completed a similar number of conversion projects. Much of their work has been recognised for excellence by the local planning authorities and have received prestigious awards.

Their ethos is one of excellence, they strive to create beautiful homes that people will enjoy living within.

### NEW BUILD GUARANTEE

Each property will be accompanied by a Build Zone 10-year New Build Warranty.

### RESERVATIONS

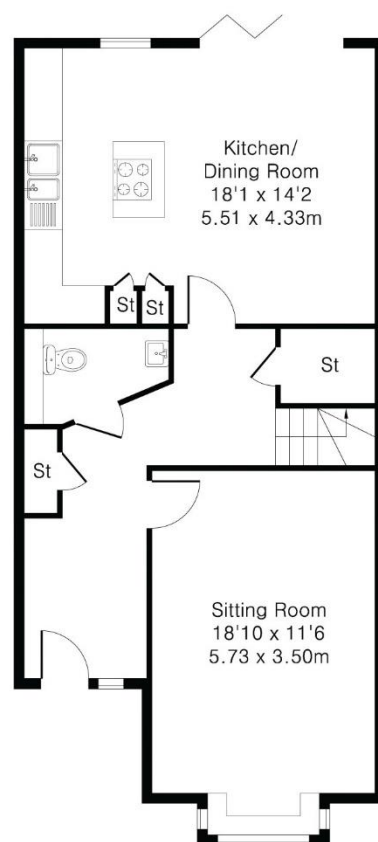
We are now taking deposits to reserve the properties that are now ready for immediate occupation. A reservation form may be provided upon request.

**Approximate Gross Internal Area 1592 sq ft - 148 sq m**

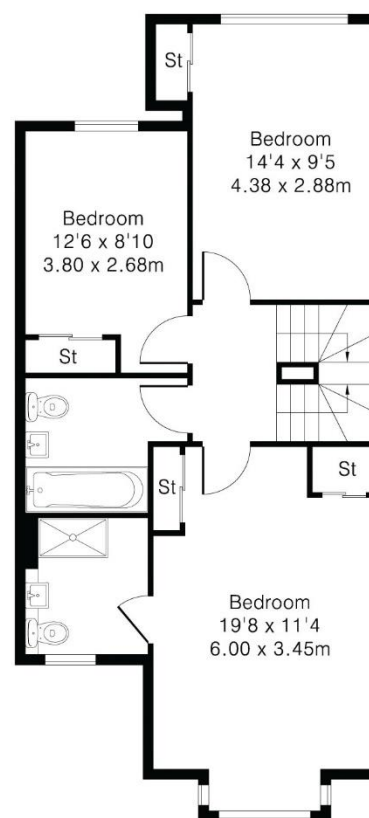
Ground Floor Area 668 sq ft – 62 sq m

First Floor Area 628 sq ft – 58 sq m

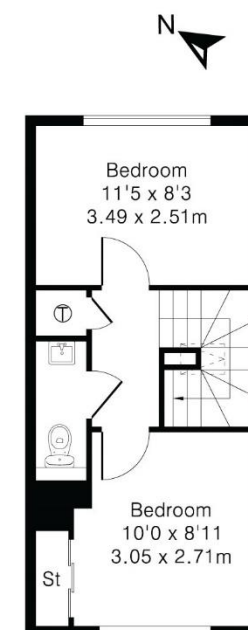
Second Floor Area 296 sq ft – 28 sq m



Ground Floor



First Floor



Second Floor