

WAVERLEY LODGE

CHURCH ROAD, LECKHAMPTON, CHELTENHAM, GLOUCESTERSHIRE, GL53 0QJ



WAVERLEY LODGE

An individual detached family home standing in professionally created gardens situated on the edge of open countryside with unrivalled views towards Leckhampton Hill. The property was constructed approximately thirty years ago and offers 4 reception rooms, 4/5 bedrooms and of note the property is located within the Leckhampton High School Catchment zone.

- Reception hall with stairs to the first floor
- Versatile study/family room equipped with built in furniture
- 22'7 sitting room with an attractive brick fireplace with an inset wood burning stove and double doors to the rear south facing garden
- 20'8 light and airy open plan kitchen/breakfast room with a breakfast bar and double doors to a beautiful orangery presently used as a dining room
- Useful utility room and a separate cloakroom
- Principal bedroom suite with a Juliet balcony and stunning views to Leckhampton Hill
- Guest bedroom suite and three further bedrooms one of which is presently utilised as a walk in wardrobe and also a contemporary family bathroom
- Gardens designed and created by Stuart Gibbs, exhibitor at Chelsea Flower Show, garaging, electric car charging point and extensive gated parking
- Excellent location close to open countryside, south bound motorway links and a 2 minute drive of the new Leckhampton High School

A beautifully presented and welcoming family home which has been significantly updated during the present owner's tenure, the gardens were also designed and created approx. five years ago with private spaces for al fresco dining, lawned area for children and pets along with generous gated parking





SITUATION

Standing in professionally created gardens which extend to approximately 0.3acre and benefitting from ever-changing seasonal views of Leckhampton Hill, this lovely family home is in an ideal location for access to scenic walks over unspoiled countryside, classified as an area of outstanding natural beauty, excellent schools including the sought after Leckhampton High School which is a ten minute walk away and many of Cheltenham’s main transport links including the M5 motorway at J11a, A417 to Cirencester and the A40 to the Cotswolds, Oxford and London. Amenities are abundant locally whilst the town centre is only two miles away offering a wider range.

GENERAL INFORMATION

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

Local Authority:

Tewkesbury Borough Council: 01684 295010.

Council Tax Band: (G) - £3,579.16 pa. (2024/2025).

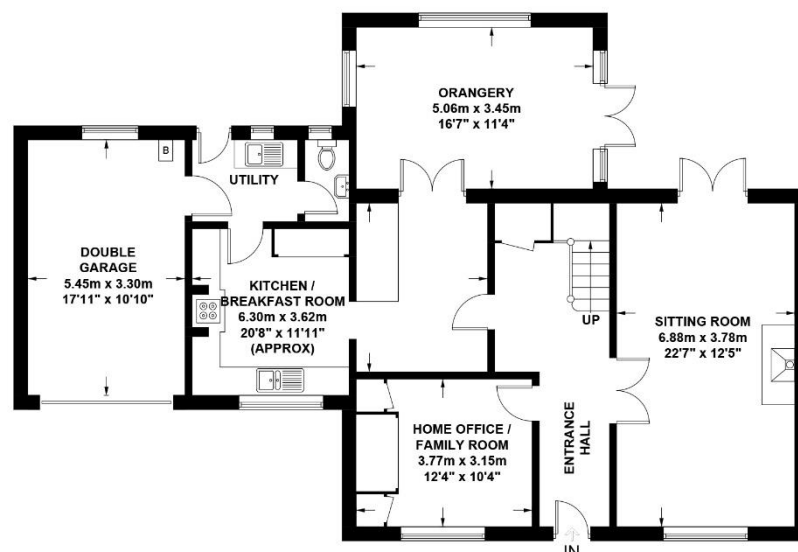
EPC:D

VIEWINGS

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

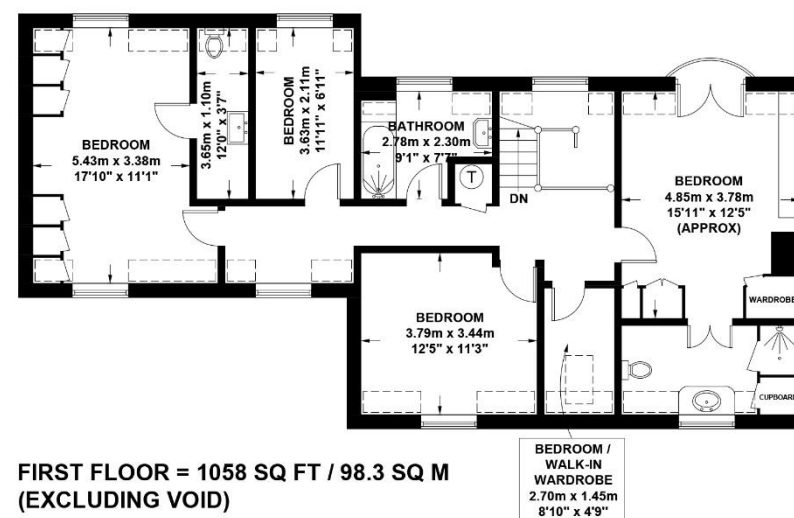


Approximate Gross Internal Area = 201.5 sq m / 2169 sq ft
 Garage = 18.2 sq m / 196 sq ft
 Total = 219.7 sq m / 2365 sq ft



**GROUND FLOOR = 1111 SQ FT / 103.2 SQ M
 (EXCLUDING GARAGE)**

 = REDUCED HEADROOM BELOW 1.5m / 5'0"



**FIRST FLOOR = 1058 SQ FT / 98.3 SQ M
 (EXCLUDING VOID)**

This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
 please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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