

FIELD COTTAGE, CROFT STREET,
LECKHAMPTON, CHELTENHAM, GLOUCESTERSHIRE, GL53 0ED



FIELD COTTAGE, CROFT STREET

With off road parking, two bedrooms and two bath/shower rooms, this exemplary semi-detached house has a recently completed garden by Keltie & Clark and a standalone annexe suitable for a home office or ancillary accommodation.

DESCRIPTION

Set back from the road and with the benefit of off-road parking and charging point for one car, this charming period semi-detached house has been thoughtfully extended to provide particularly light and spacious accommodation of c.1,200sq.ft., arranged over just two floors. Additionally, the property provides a self-contained annexe at the end of the garden which has separate access, a kitchenette, shower room and has the potential to be utilised as ancillary accommodation. A recessed porch and partially glazed front door opens into a hallway which leads into the principal rooms. The ground floor accommodation has timber floorboards throughout and briefly comprises a formal sitting room with bay window, feature fireplace and fitted furniture in the chimney recesses. To the rear of the house is an excellent open-plan kitchen/dining room with two pairs of French doors opening into the garden. The kitchen is contemporary in style and offers a range of integrated appliances in addition to a large central island. The ground floor also has a utility room and cloakroom. The first floor has two well-proportioned double bedrooms, one of which has an en-suite shower room, together with a principal bathroom on the mezzanine. Outside and to the rear is a recently completed garden by the highly regarded local designers, Keltie & Clark.





SITUATION

Croft Street is a peaceful residential street, forming part of an established popular district comprising of similar types of homes within a short walk of the vibrant Bath Road and its wonderful independent shops and cafes together with supermarkets, public houses and restaurants. Of particular note is the property falls within the Leckhampton High School catchment and is 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, it is also well placed for access to the town and transport links including the M5 motorway at J's 11 & 11a.

GENERAL INFORMATION

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

Local Authority:

Cheltenham Borough Council: 01242 262626.

House - Council Tax Band: (C) - £2,021.25 (25/26).

Annexe – Council Tax Band: (A) – 1,515.94 (25/26).

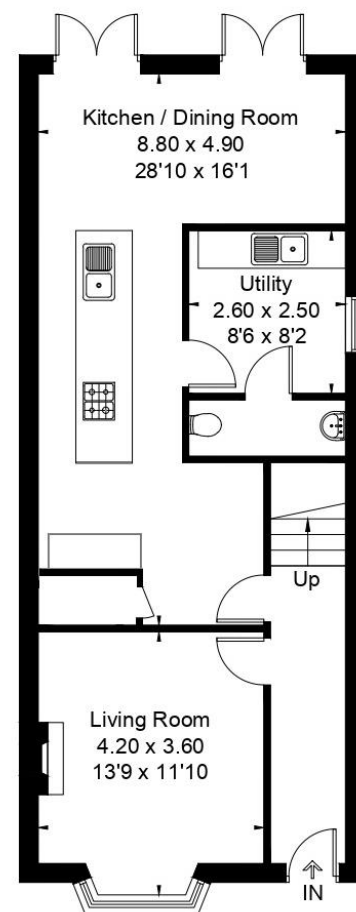
EPC Rating: D.

VIEWINGS

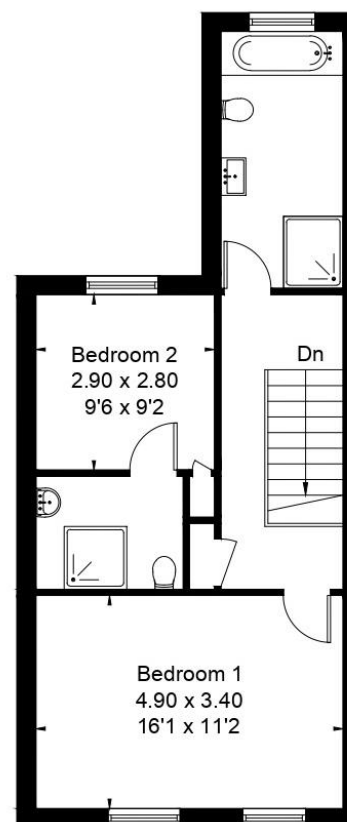
Strictly by prior appointment.



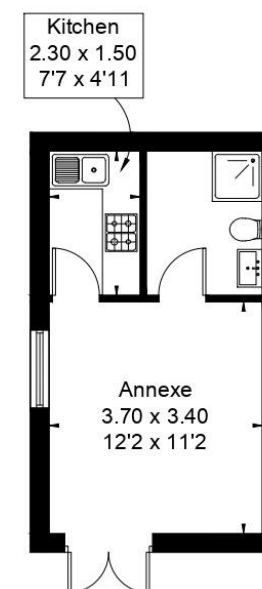
Approximate Floor Area
 Ground Floor = 62.5 sq m / 673 sq ft
 First Floor = 48.4 sq m / 521 sq ft
 Annexe = 20.7 sq m / 223 sq ft
 Total = 131.6 sq m / 1417 sq ft



Ground Floor



First Floor



Annexe



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