

TOWER LODGE

LECKHAMPTON HILL, CHELTENHAM, GLOUCESTERSHIRE, GL53 9QH



TOWER LODGE

With gardens, grounds and a paddock measuring approx. 5 acres, Tower Lodge is a stunning country house offering some of the finest views this town has to offer. Steeped in history, the property is in excellent order with internal accommodation measuring in excess of 5,000sq.ft.

On entry through a pair of electric gates, one immediately appreciates the extraordinary views across Cheltenham and the Severn Vale towards the Malvern Hills. This stunning country residence is one of a kind and enjoys beautifully bright and spacious accommodation arranged over just two floors and is approached via a welcoming reception hall. The ground floor flows brilliantly and includes a modern kitchen/breakfast room with breakfast bar and space for a breakfast table. There is also a large utility room and two cloakrooms. The formal dining room enjoys a magnificent lantern light and benefits from the far reaching views. Also on the ground floor is a spectacular formal sitting room with log burning stove together with a charming day room, both of which enjoy the views. The tower itself remains and plays host to a separate sitting room and bedroom. On the first floor, five bedrooms may be found including a most wonderful principal suite, a guest suite and two further bath/shower rooms servicing the remaining bedrooms. Externally there is a self-contained studio with kitchenette and bathroom, double garage with personal door and a substantial detached barn. The gardens and grounds measure approximately 5 acres, including a barn with separate vehicular access and further includes formal gardens with generous patio area designed to make the most of the view whilst the block paved driveway provides off road parking.





SITUATION

Situated on the popular slopes of Leckhampton Hill with dramatic views over the town and towards the Malvern Hills, Tower Lodge enjoys a private position some way up the escarpment. With some of Cheltenham's most scenic and enjoyable walking country on the doorstep, this stunning residence is within easy reach and a pleasurable long walk of the town and the plethora of amenities it has to offer, from department stores and a Michelin star restaurant to cafes, bars and boutiques in Montpellier, Cheltenham and Gloucestershire also offer fabulous schooling opportunities and an array of popular festivals.

GENERAL INFORMATION

Services:

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

Local Authority:

Tewkesbury Borough Council: 01684 295010.

Council Tax Band: (G) - £2,823.15 pa. (2019/2020).

VIEWINGS

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



Approximate Gross Internal Area = 409.5 sq m / 4408 sq ft
(Excluding Garage / Void / Including Tower Bedroom)

Garage = 52.6 sq m / 566 sq ft

Barn = 117.5 sq m / 1265 sq ft

Total = 579.6 sq m / 6239 sq ft



GROUND FLOOR = 2261 SQ FT / 210.1 SQ M
(EXCLUDING GARAGE)

FIRST FLOOR = 2146 SQ FT / 199.4 SQ M
(INCLUDING TOWER BEDROOM)

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.

Cheltenham Home Inspection © 2020

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