





## A WONDERFUL FAMILY HOME SITUATED WITHIN A PEACEFUL SETTING AND FORMING PART OF THE SALTERLEY GRANGE PRIVATE ESTATE

9 Salterley Grange is a delightful semi-detached five bedroom property set within an idyllic location offering direct access to the Cotswold Way and countryside walks. The property has been extended and improved by the current owners and now provides extensive accommodation over two floors circa 3,149 sq. ft.

Upon entering, you are greeted by a welcoming entrance hallway featuring beautiful limestone flooring. This leads to the living room, which boasts a charming wood-burning stove complemented by engineered oak wooden flooring. Natural light streams in through the sliding doors leading to the conservatory and the dual-aspect windows, creating a bright and airy atmosphere, perfect for both entertaining and relaxation.

Double doors lead seamlessly from the living room to the kitchen/breakfast room, offering an open-plan feel. The stylish kitchen features limestone flooring, well-planned units, a central island housing the hob, twin ovens and a wine cooler. There is also a designated dining area. Sliding doors from the kitchen open directly to the rear garden, providing easy access to a patio area ideal for alfresco dining.

From the hallway, the other side of the house offers three versatile ground floor bedrooms, a family bathroom, a separate utility room and a large coats cupboard. There is also a generous size guest suite with an ensuite shower room.

The first floor features the principal bedroom accompanied by a separate generous size beautiful bathroom and a stunning galleried sitting/study area, perfect for relaxation or remote work. Additionally, there is an oversized attic space with excellent potential for conversion, subject to the necessary planning consent.

Outside, the south facing rear garden provides the perfect setting for those peaceful evenings to unwind. A two tier patio with steps leading to the enclosed lawn area with plenty of mature shrubs and trees offers privacy and tranquility. A double garage and a generous driveway providing parking for numerous cars.

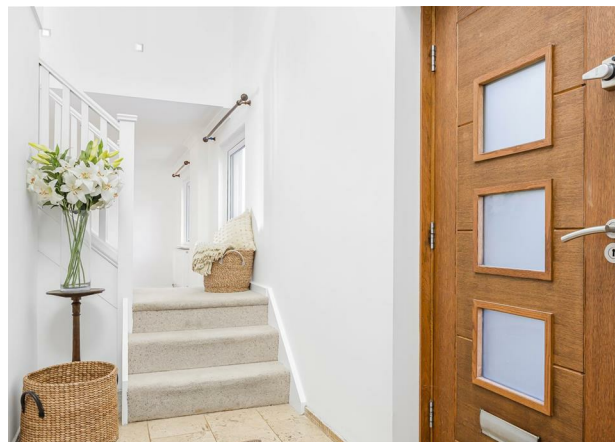
Situated at the top of Leckhampton Hill, the property enjoys a convenient access to the vibrant Bath Road and the centre of Cheltenham within three miles away. The property is well-connected to major routes including the A417, M5, and A40. Nearby schools include Leckhampton Primary, Leckhampton High School, and The Richard Pate School, all within a two-mile radius.

### Agents Notes:

Service Charge £720 p.a. for the up keep of the communal drainage and grounds.

Mains electricity, water and oil central heating.

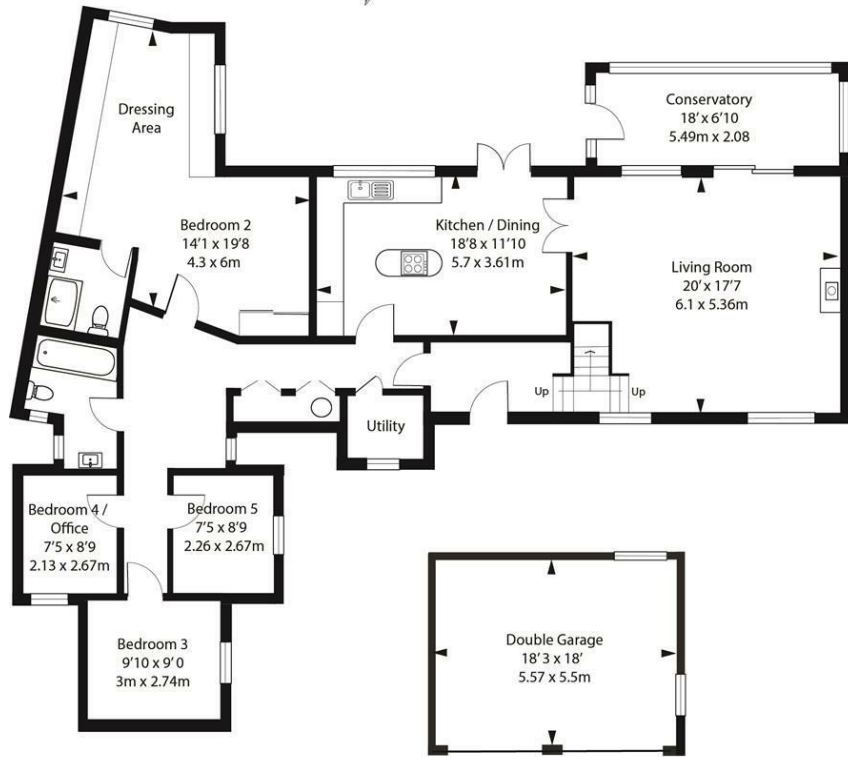
Please note some of the photographs are CGI images with furniture. The property is currently unfurnished.





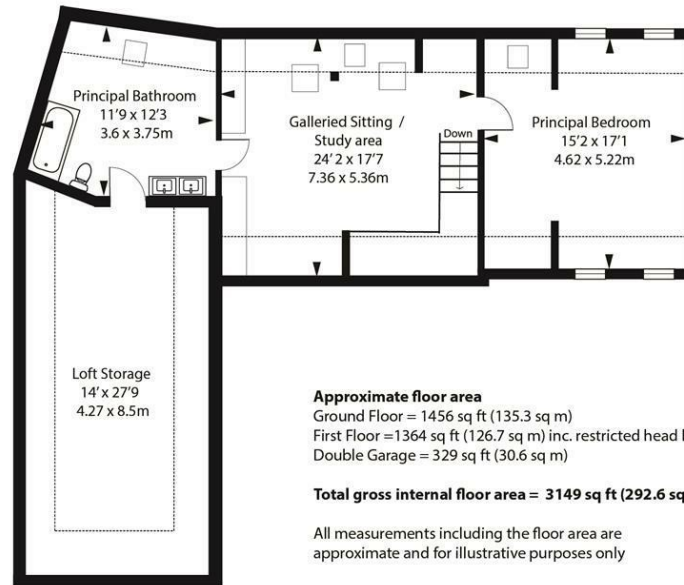






Ground Floor

Double Garage  
(not in actual location or orientation)



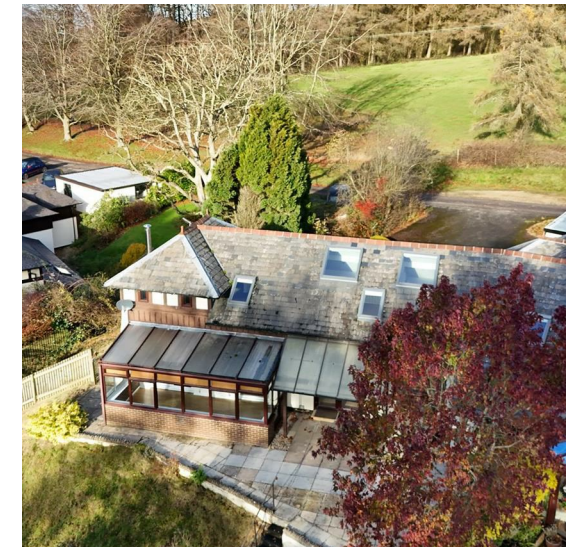
First Floor

**Approximate floor area**

Ground Floor = 1456 sq ft (135.3 sq m)  
First Floor = 1364 sq ft (126.7 sq m) inc. restricted head height  
Double Garage = 329 sq ft (30.6 sq m)

**Total gross internal floor area = 3149 sq ft (292.6 sq m)**

All measurements including the floor area are approximate and for illustrative purposes only



**About this property**

**Tenure:** Freehold

**EPC:** D

**Council Tax:** F

**Council:** Cotswold District Council

**Viewing:** Please call 01242 781781

**Visit our website to view more details on this property** [althorps.co.uk](http://althorps.co.uk)