

# Hampton House

Shurdington Road, Cheltenham, Gloucestershire



# A stunning Grade II listed family home sitting close to central Cheltenham and Leckhampton.

Montpellier 1.5 miles, Gloucester 4 miles, Stroud 11 miles, Cirencester 15 miles, Oxford 43 miles, Bristol 39 miles, Swindon 30 miles. (Distances and times are approximate)

		
5	5	3

## Summary of accommodation

### Main House

Lower ground floor: Cellar

Ground floor: Entrance hall | Drawing room | Reception room | Dining room | Kitchen/Breakfast room  
Utility room | Cloakroom

First floor: Five bedrooms | Two en suites | Family bathroom | Cloakroom

### Outside

Coach House and gardens



## Situation

(Distances and times are approximate)

Located on the southern edge of Cheltenham within 1.5 miles of Cheltenham town centre and so enjoys easy access to the convenience and amenities that the town offers. It is also a short drive (or walk) from the popular districts of the Bath Road and Leckhampton and is within a 5 minute walk of the new Leckhampton High School.



Shurdington and Leckhampton have excellent road links to the M5 and the main bus route to Cheltenham and Gloucester is also just a short walk away.



Cheltenham is a Regency Spa town renowned for its fine architecture, famous gardens and reputable schools, including St. Edwards, Cheltenham Ladies College, Cheltenham College, Dean Close and Pate's Grammar School.



The town has an eclectic mix of quality shops, bars and restaurants, theatres and cinema and plays host to many sporting events and festivals.



## Hampton House

Hampton House is a substantial Grade II listed home with over 3,700 sq. ft. of accommodation with an additional Coach House which could be converted to ancillary accommodation (subject to planning).

The house has flexible and well-proportioned accommodation with an array of period features and a substantial plot extending to just under half an acre of grounds. The ground floor consists of three generous reception rooms off a fantastic reception hall to include a dining room, sitting room and family room.

There is a kitchen breakfast room with a mixture of floor and wall mounted units which leads to a generous utility room which includes a shelved walk in pantry. The lower ground floor has a large two-roomed cellar which offers significant storage space.

Upstairs, there are five bedrooms in total, two of which are en suite. The three remaining rooms share a large family bathroom and a separate W/C.



## Outside

Outside, the garden spreads to approximately 0.45 of an acre with a large area of level lawn amongst mature plants and small trees. There is a generous driveway with parking for several cars and access to a separate Coach House which could be converted to ancillary accommodation, subject to planning consent.

## Property Information

**Tenure:** Freehold.

**Listing:** Grade II

**EPC:** E

**Postcode:** GL53 0NH

Approximate Gross Internal Floor Area  
Total Area: 348.8 sq m / 3,754 sq. ft (Inc. Coach House)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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