



ASHMEAD COTTAGE, LECKHAMPTON HILL

Cheltenham GL53 9QH



SITUATED ON LECKHAMPTON HILL WITH VIEWS OVER CHELTENHAM

Beautifully blending contemporary style with original features, this home includes an alarm system, fitted safe, triple-glazed aluminium windows, aluminium guttering, fibre internet, and around 24 owned solar panels.



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EPC

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Local Authority: Cheltenham Borough Council

Council Tax band: E

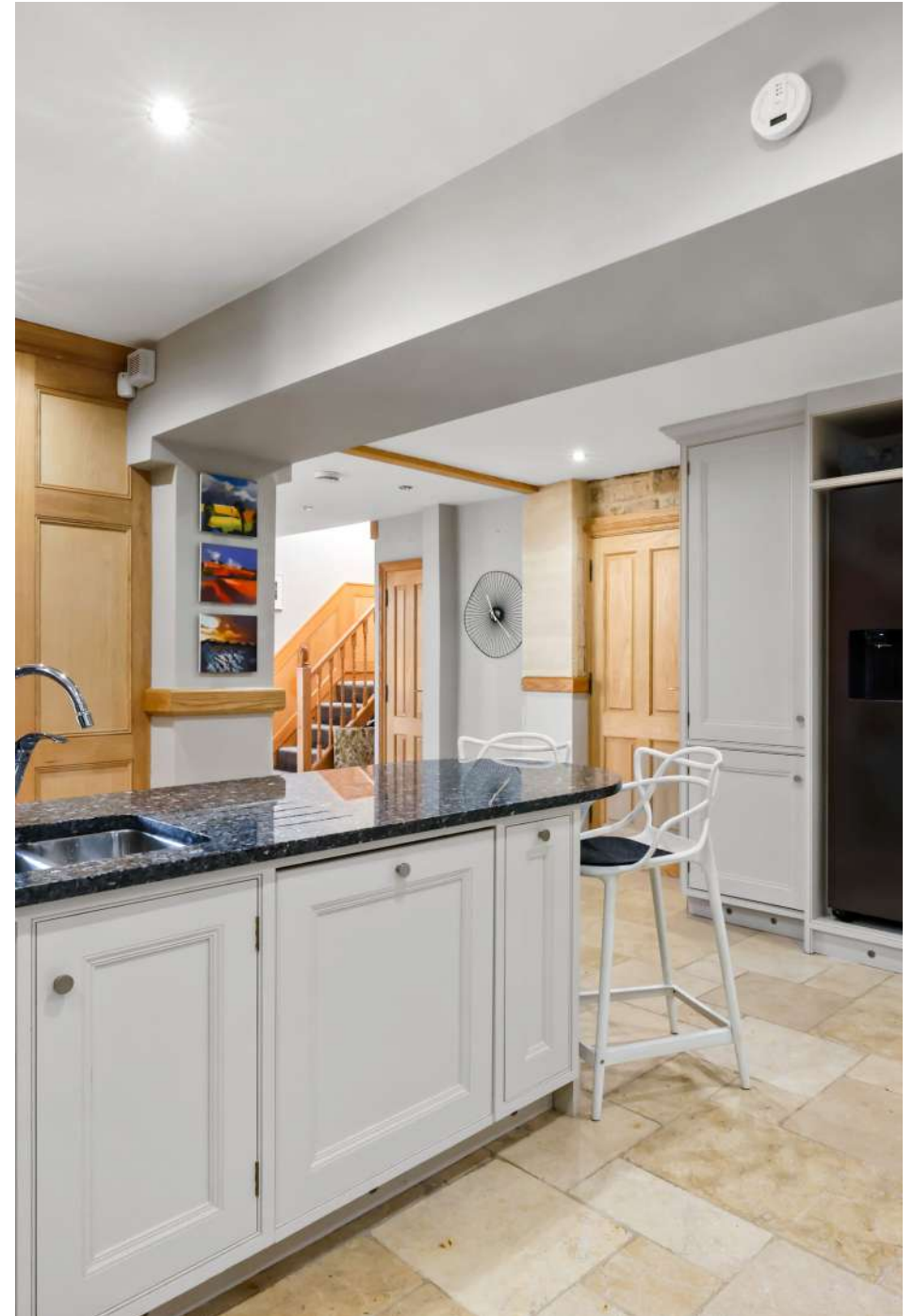
Tenure: Freehold

Guide Price: £950,000



KITCHEN

Inside, the reception hall features triple Velux windows and leads to an entrance hall with double doors to the family room, kitchen, and stairs to the third bedroom. The family room, with electric underfloor heating, offers bi-folding doors opening to the courtyard. The kitchen, also with underfloor heating, includes granite worktops, a gas range, an integrated dishwasher, a fridge/freezer, and a utility area with plumbing for a washing machine, drying cabinet and tumble dryer. The cloakroom is off the utility room with a WC and basin.



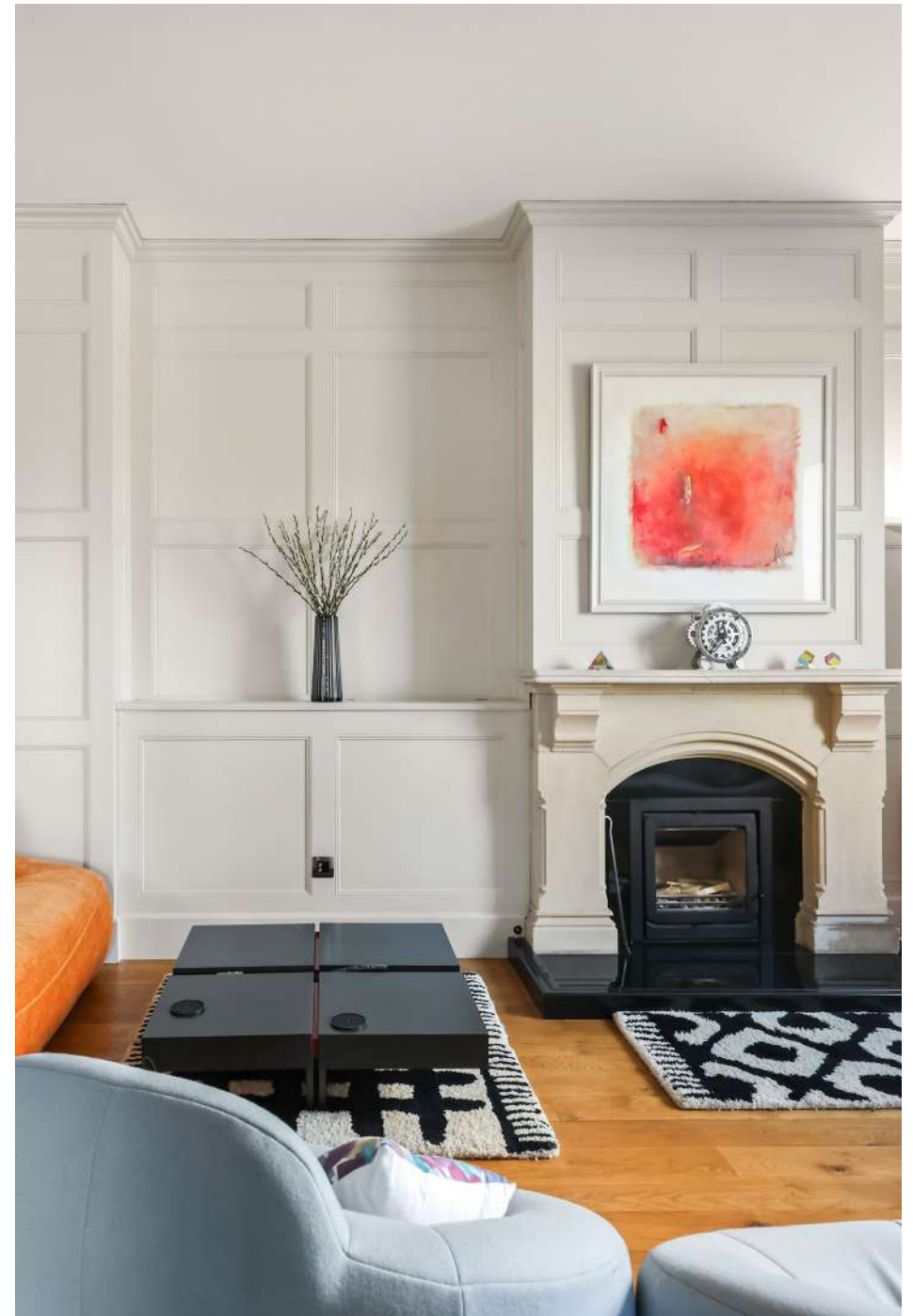






LIVING

A door from the kitchen leads to the sitting room, which features a fireplace with a wood burner, wired surround sound, and a motorised TV mount. The study, located off the sitting room, has an ethernet connection and a door to the front courtyard.







BEDROOMS AND BATHROOMS

Stairs from the hallway lead to the third bedroom, which includes a wired ethernet connection, projector screen, built-in wardrobe and an ensuite with a WC, pedestal wash basin, and shower cubicle. The principal bedroom and bedroom two are on the first floor. The principal bedroom has an ensuite with twin sinks, a bathtub, a walk-in shower, and underfloor heating. It also leads to a dressing room with fitted wardrobes and access to a mezzanine level with a pull-down ladder. Bedroom two has a window with a motorised Velux blind, a bookcase, fitted wardrobes and a dressing area. Its ensuite includes a corner shower, massage bathtub, and electric underfloor heating.



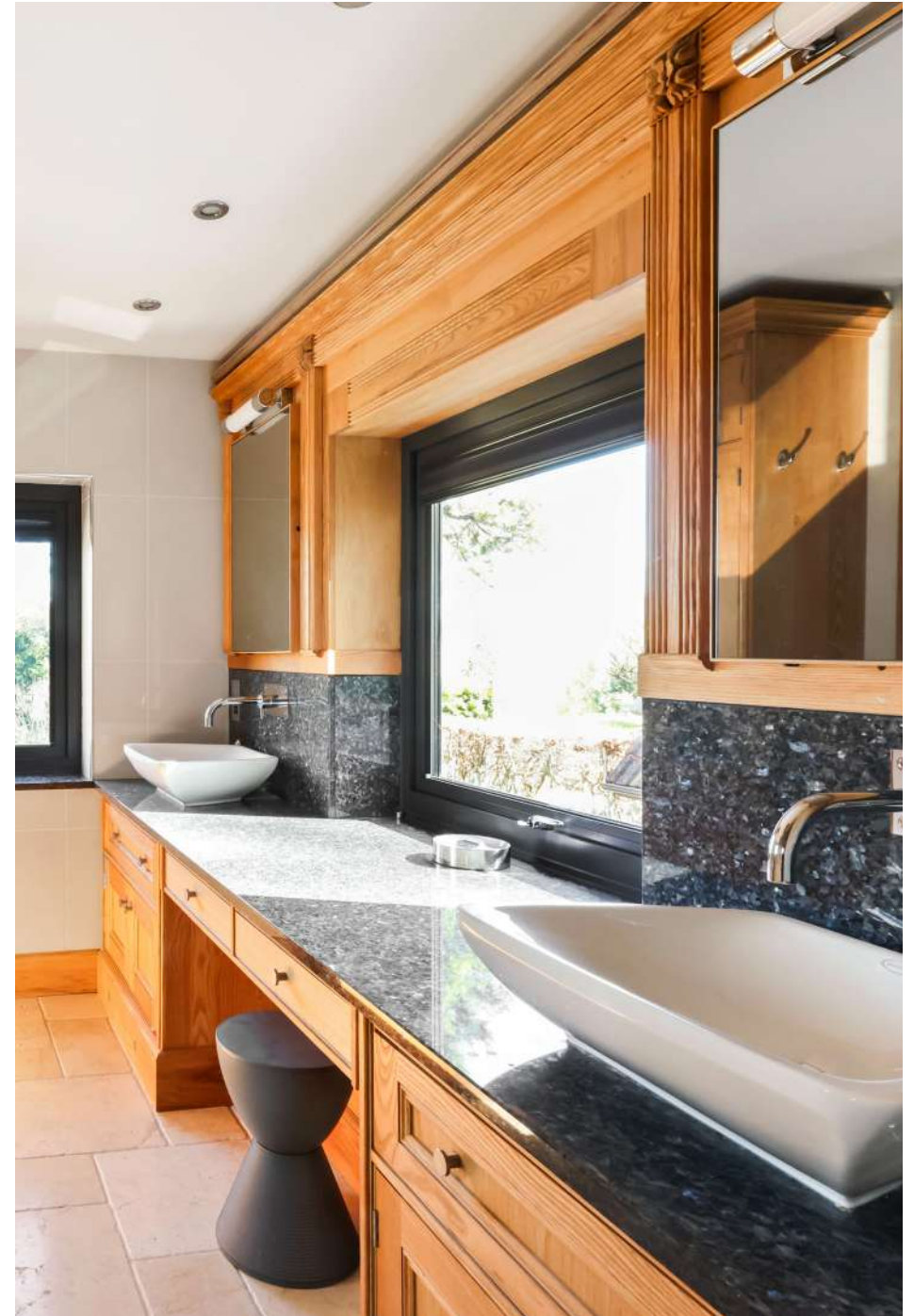


OUTSIDE

Electric gates lead to a secluded courtyard with access to the reception hall, study, and family room.

The garage, with an electric roller shutter, is fully insulated, with power, skylight, and French doors, plus it's EV charger ready.

At the rear, a patio area with steps leads to a raised garden and wooden shed, offering extra storage.







ASHMEAD COTTAGE, LECKHAMPTON HILL, GL53

Approx. gross internal area 2541 Sq Ft. / 236.1 Sq M.

Approx. gross internal area 2725 Sq Ft. / 253.2 Sq M. Inc. Garage



GROUND FLOOR



FIRST FLOOR

MEZZANINE

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. (ID767266)

We would be delighted
to tell you more.

Harry Bethell
01242 246 959
harry.bethell@knightfrank.com

Knight Frank
123 Promenade, Cheltenham
GL50 1NW

knightfrank.co.uk

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