



14 CHURCH ROAD

Cheltenham GL53 0PR



A FANTASTIC HOME WITH DETACHED STUDIO AND GARAGE

Situated on the ever-popular Church Road and within priority catchment for the highly regarded Leckhampton High School, this superb family home offers spacious and versatile living over three floors.

			EPC
4	2	3	C

Local Authority: Cheltenham Borough Council
Council Tax band: D
Tenure: Freehold

Guide price: £795,000



LIVING

A welcoming hallway leads into the principal reception areas, with a bay-fronted sitting room featuring a log-burning stove, and a second reception room ideal as a snug or formal drawing room. These spaces are largely open plan, offering excellent flow through to the beautifully presented kitchen/dining room at the rear. The kitchen is finished to a high standard with a range of fitted wall and base units, integrated appliances, and ample space for family dining. A ground floor W/C completes the accommodation on this level.





BEDROOMS AND BATHROOMS

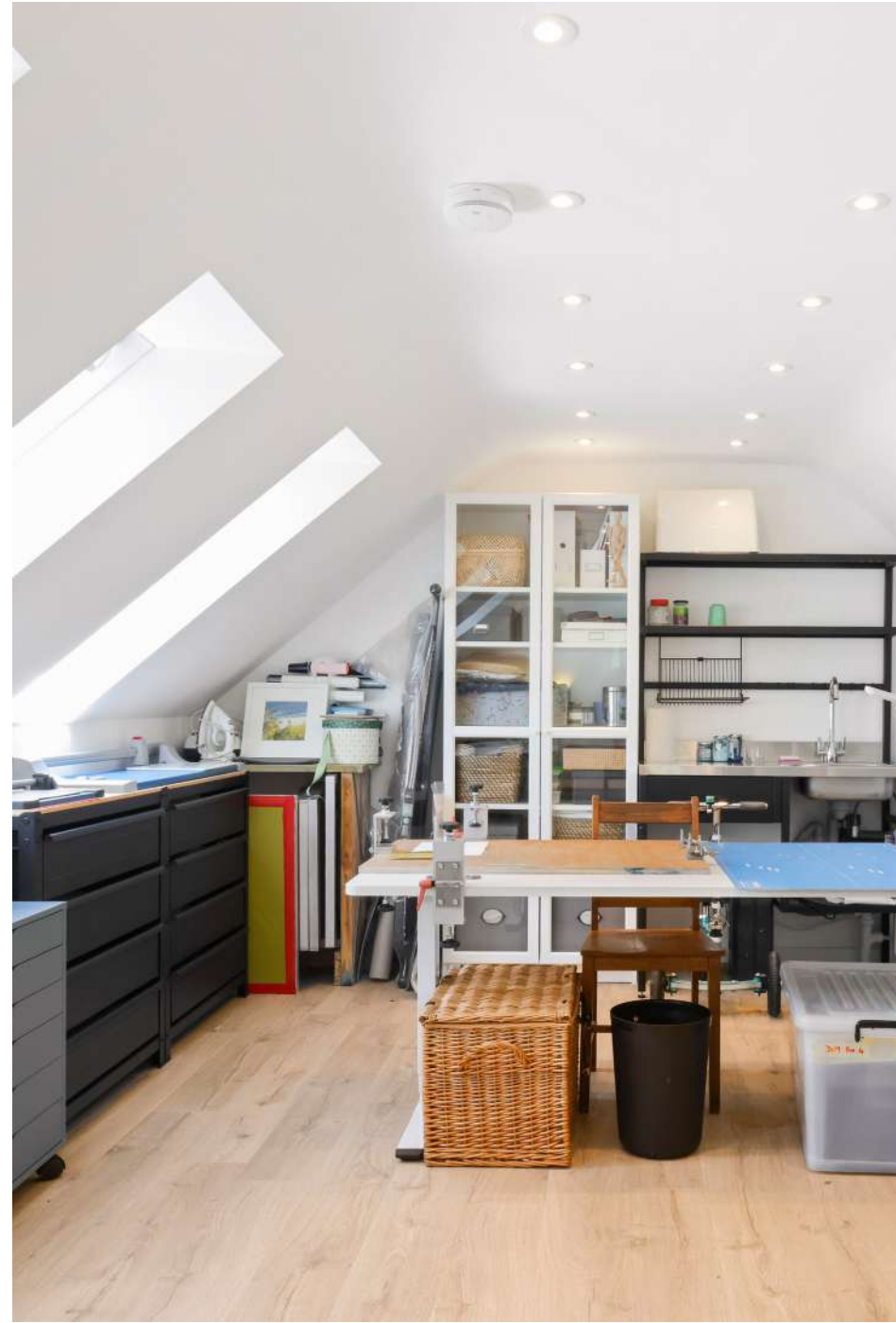
On the first floor are three well-proportioned bedrooms and a stylish modern family bathroom. The principal bedroom sits to the front, benefiting from two large windows that flood the room with natural light, as well as extensive built-in storage flanking the original fireplace. The second floor has been converted to create a generous fourth bedroom, complete with en suite shower room and ample eaves storage, ideal as a guest suite or teenager's retreat.





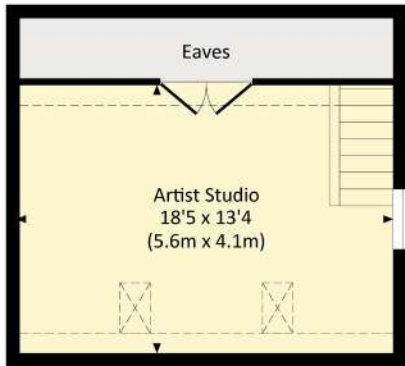
OUTSIDE

To the rear of the property, a beautifully landscaped garden provides a peaceful, private outdoor space, enclosed with smart cladded fencing and filled with mature planting. A real highlight of this property is the substantial garage to the rear, constructed by the current owners. Measuring approximately 19 feet wide by 18 feet deep, it features lighting, power, and water, and includes a superb studio room above — perfect for home working, creative pursuits, or guest accommodation. An additional parking space is located in front of the garage. Please note the driveway is shared with the neighbouring property, who also owns the adjoining half of the garage. This is a wonderfully balanced home in a sought-after location that offers the best of both worlds, being an easy walk to Bath Road shops and restaurants, as well as to the beautiful countryside on Leckhampton Hill. It is ideal for families looking for generous living space and proximity to excellent schooling.

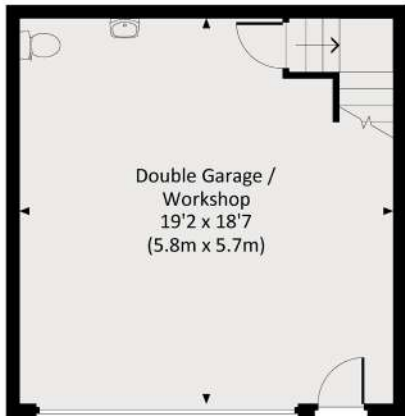


CHURCH ROAD, GL53

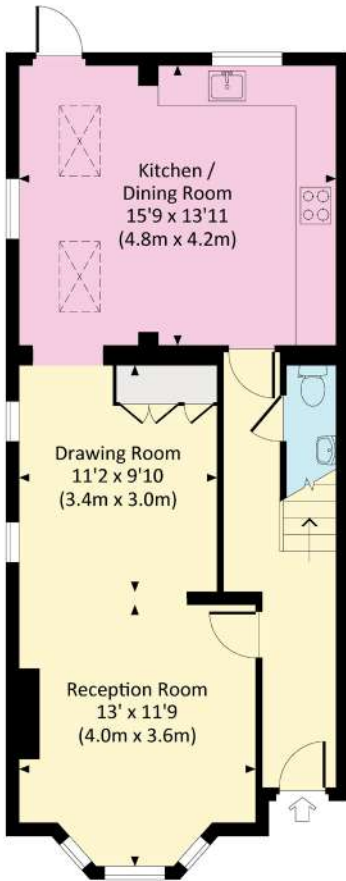
Approx. gross internal area 1334 Sq Ft. / 123.9 Sq M.
Approx. gross internal area 1414 Sq Ft. / 131.4 Sq M. Inc. Eaves Storage
Approx. gross internal area 2080 Sq Ft. / 193.2 Sq M. Inc. Outbuilding



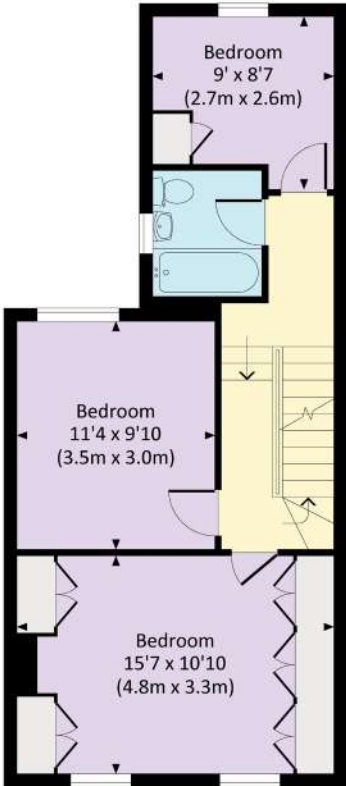
FIRST FLOOR



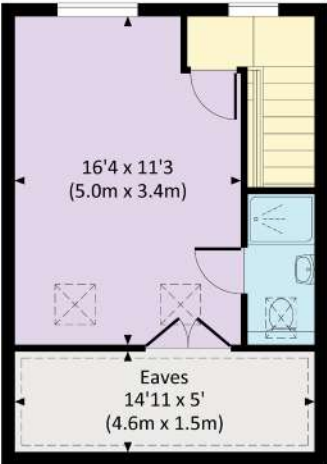
GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Harry Bethell
01242 246959
harry.bethell@knightfrank.com

Knight Frank Cheltenham
123 Promenade
GL50 1NW

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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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)

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