



ROCK VIEW

LECKHAMPTON HILL | CHELTENHAM



1,756 SQ FT OF THOUGHTFULLY DESIGNED SPACE

Combining a highly sought-after countryside location with close proximity to the many attractions of Cheltenham, Rock View is an exceptionally captivating three-bedroom single-storey home.

Built just five years ago on land owned by the same family for more than 60 years, everything needed for a fulfilled and comfortable life is slotted into 1,756 sq ft of thoughtfully designed space.

And the location is simply perfect! Nestled among the exclusive homes on Leckhampton Hill, its breathtaking views and choice of lovely walks – literally on the doorstep – would be equally perfect for a family or downsizers seeking one-level living. It's also a superb turnkey purchase

for weekenders looking to escape hectic cities.

This semi-rural dream is all yours, yet the centre of Cheltenham with its fabulous shopping and leisure options is within just a couple of miles.

Rock View has been designed to make the most of its location, which also encompasses around a quarter-of-an-acre of gardens. To the south-facing front of the property, the patio doors of the sitting room, kitchen and principal bedroom radiate oodles of natural light and revel in views across Leckhampton Hill common, which holds the kudos of being within both the Cotswolds Area of Outstanding Beauty and a Site of Special Scientific Interest – rare birds, butterflies and wild flowers are all part of the charm.





Other features of this superb underfloor-heated home include three generously proportioned bedrooms, one of which has an en-suite shower room, family bathroom, spacious utility room and cloakroom. There's also an attached double garage with remote-controlled up-and-over door and internal access from the utility room.



ROOMS WITH A VIEW

A five-bar gate opens onto Rock View's gravel driveway, flanked by lawns on either side, and there's ample space to park in front of the house and garage.

Opening into a light and bright entrance hall which accesses all the rooms, there's an expansive cupboard for coat and shoe storage, cloakroom with WC and generously-sized utility room fitted with storage cupboards, sink and plumbing for laundry appliances. It also has a door to the garden.

With a warm and welcoming vibe, the 18x15ft kitchen/dining room is the heart of day-to-day life. The picturesque surroundings are put centre-stage in the dining area, where the light floods in via a duo of windows, and there's plenty of room for enjoying everyday meals or candlelit dinner parties.

The chic contemporary kitchen is configured in a neat U shape and features a comprehensive range of grey cabinetry with sleek white worktops, electric cooker with ceramic hob, fridge, freezer and dishwasher.





Next to this, the 16x12ft sitting room is designed for ultimate relaxation with a triple set of bifolds and additional window perfectly placed for enjoying those beautiful views. It's a home for all seasons - cosily warmed by underfloor heating in the winter and seamlessly at one with its superlative surroundings in the summer with the bifolds open onto the patio.



RESTFUL SLEEP

Those views are celebrated too in the 13x11ft principal bedroom with a French door onto the terrace and floor-to-ceiling single pane window bringing the outdoors in. There are fitted wardrobes and a contemporary en-suite with walk-in shower and chic marbled wall tiles.

Two further double bedrooms are practically identical in size – approximately 13x9ft. One has built-in wardrobes and they share a lovely modern bathroom with white bathtub, sink and WC. There's a good-sized storage cupboard just outside the door too.







GARDEN OF DELIGHTS

Rock View's wrap-round gardens are a great feature of the property and perfect for rest and relaxation, children's play or a spot of gardening.

They're laid mainly to lawn and are an open book for further cultivation if desired. Encircling walls and fencing ensure privacy and security.

Keen gardeners will love the greenhouse for propagating and potting up seedlings or perhaps growing tomatoes and cucumbers. There's also a shed for storing garden tools and the mower.





ROUND AND ABOUT

Whether you're hiking, biking, walking the dog or out with the children, Rock View is idyllically positioned within a few hundred yards of the many old tramways that criss-cross Leckhampton hill from the days of limestone quarrying – the remains of kilns and quarries can still be seen.

You're in a wildlife haven and may be lucky enough to spot foxes, stoats, badgers and rabbits on your walks. Rare butterflies such as The Duke of Burgundy and the Pearl Bordered Fritillary flutter past in the summertime while buzzards, kestrels and red kites wheel overhead. In this conservation countryside there's an array of wild flowers too, including rare orchids.

This bucolic loveliness belies the fact that all the everyday necessities of life are literally within

a few minutes' drive, bus trip or walk. The nearest convenience store is the local Co-Op, half a mile away, while Bath Road, one of Cheltenham's most popular and fashionable shopping streets, is five minutes by car. Here you'll find a butcher, baker, greengrocer and post office as well as a buzzy mix of boutiques, gift shops, cafes and pubs – this is the bustling local hub and much loved by shoppers and diners.

It's another mile to Cheltenham's town centre via the elegant Promenade and it offers all the major high street brands as well as a wide choice of independent boutiques, pubs, eateries and the Everyman Theatre. There's an endless choice of places to eat and drink including The Ivy, residing within the breathtaking domed 'Rotunda', built in 1825. There's also Michelin-starred dining at the renowned Le Champignon Sauvage and at Lumiere.



Pick up the weekly shop at Waitrose, Sainsbury's, Tesco, Asda or M&S Simply Food, all within a swift drive. Leckhampton Hill is also close to the University of Gloucester's Park campus and Cheltenham General Hospital.

Children will love Pittville Park with playgrounds and a boating lake, and in the summer they can take a dive into Cheltenham's outdoor pool, Sandford Lido – at 50 metres it's one of the largest outdoor pools in England. Another must-visit is the newly refurbished Wilson museum and art gallery.

Education is a priority for families and there's a great choice of both state and private schools. The nearest in the state sector are Leckhampton and Naunton Park primaries while secondaries include Balcarras School and The High School, Leckhampton. There are numerous top-performing independent schools such as Cheltenham College, Cheltenham Ladies' College, St Edward's, Dean Close and The Richard Pate School.

Cheltenham is a cultural hotspot with world-renowned festivals covering everything from literature, jazz, film and music to science, cricket as well as food and drink. At the racecourse the highlight of the year is Cheltenham Festival, culminating in the iconic Cheltenham Gold Cup.

Travel-wise, the town is well connected. Cheltenham station has direct trains to London Paddington in around two hours while motorists have easy access to the M5 for Bristol and Birmingham and the A40 for Oxford and London.



Floor Area: 1408 sq.ft / 130.8 sq.m
Garage: 348 sq.ft / 32.3 sq.m
Total: 1756 sq.ft / 163.1 sq.m



The Finer Details...

- Square Footage: 1756ft
- Central Heating: Mains Gas
- Drainage: Mains Drains
- EPC: B
- Local Authority: Cheltenham Borough Council
- Postcode: GL53 9QG
- Council Tax Band: F

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