



Leckhampton Place, Cheltenham, GL53 0FA

Guide Price £750,000



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Beautifully presented throughout, this impressive four-bedroom townhouse offers versatile accommodation arranged across three floors. Thoughtfully enhanced by the current owners, including a superb rear extension completed in 2022, the property combines stylish contemporary interiors with generous and flexible living spaces ideally suited to modern family life.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Impressive Four-Bedroom Contemporary Townhouse
- Superb Open-Plan Kitchen, Dining And Family Room
- Stylish Rear Extension Completed In 2022
- Generous First-Floor Sitting Room And Separate Playroom
- Principal Bedroom With En-Suite Shower Room
- Enclosed Rear Garden, Integral Garage And Driveway Parking









Beautifully presented throughout, this impressive four-bedroom townhouse offers versatile accommodation arranged across three floors. Thoughtfully enhanced by the current owners, including a superb rear extension completed in 2022, the property combines stylish contemporary interiors with generous and flexible living spaces ideally suited to modern family life. Particular highlights include the exceptional open-plan kitchen, dining and family room opening directly onto the rear garden, a substantial first-floor sitting room, separate playroom and four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite.

Entrance Hall: The property is entered into a welcoming entrance hall, setting the tone for the stylish interiors found throughout. Attractive herringbone-style flooring continues through much of the ground floor, while the staircase rises to the upper floors with contemporary glass balustrading and timber handrails. The hallway also benefits from useful built-in storage.

Cloakroom: Conveniently positioned off the entrance hall, the ground-floor cloakroom is fitted with a WC and wall-mounted wash hand basin, complemented by tiled walls and a heated towel rail.

Utility Room: A particularly practical addition to the home, the separate utility room is fitted with contemporary cabinetry, work surfaces and a sink, together with space and plumbing for laundry appliances. Further fitted and open storage provides plenty of room for everyday household essentials, while a door provides internal access into the garage.

Kitchen/Dining/Family Room: Undoubtedly one of the standout features of the property, this exceptional open-plan space has been thoughtfully designed to create a sociable heart of the home. Significantly enhanced by the rear extension, the room provides clearly defined areas for cooking, dining and relaxing while maintaining a wonderful sense of openness.

The contemporary kitchen is fitted with an extensive range of sleek cabinetry complemented by contrasting wood-effect units, generous work surfaces and a substantial central island incorporating additional storage and breakfast-bar seating. A comprehensive range of integrated appliances is neatly incorporated within the cabinetry, while pendant lighting above the island adds further character.

The adjoining dining and family areas provide ample space for a substantial dining table and comfortable seating, making the room equally suited to everyday family life and entertaining. A large roof lantern floods the extension with natural light, while expansive bi-fold doors open almost the full width of the rear elevation, creating an excellent connection between the house and garden during the warmer months.

First-Floor Landing: Stairs rise to the first-floor landing, from which the sitting room, playroom and fourth bedroom are accessed.

Sitting Room: Occupying a substantial portion of the first floor, the sitting room is an impressively proportioned reception space with ample room for a large suite of furniture. Multiple windows introduce excellent natural light, while the generous proportions make this a particularly comfortable space in which to relax away from the main open-plan living accommodation downstairs.

Playroom: A valuable additional reception room offering excellent flexibility for family living. Currently arranged as a children's playroom, the space could equally work well as a home office, snug, hobby room or additional television room depending upon individual requirements. A large window provides plenty of natural light.

Bedroom Four: Also positioned on the first floor, bedroom four is a well-proportioned and versatile room suitable for use as a bedroom, nursery, guest room or dedicated home office. A large window provides plenty of natural light, with the family bathroom located on the floor above serving this bedroom alongside bedrooms two and three.

Second-Floor Landing: The staircase continues to the second floor, where the principal bedroom, bedrooms two and three and the family bathroom are positioned. The landing benefits from natural light from above and incorporates useful built-in storage.

Bedroom One: A generous principal bedroom providing excellent space for a large double bed alongside additional bedroom furniture. A large window introduces plenty of natural light, while built-in wardrobes provide useful storage. The bedroom also benefits from its own en-suite shower room.

En-Suite: Serving the principal bedroom, the en-suite is fitted with a contemporary suite comprising a shower, WC and wash hand basin.

Bedroom Two: A comfortable double bedroom offering plenty of space for a double bed alongside additional bedroom furniture. A large window provides good levels of natural light, while a large double built-in wardrobe offers excellent storage.

Bedroom Three: A well-proportioned bedroom with built-in storage and a window providing natural light. The room offers flexibility as a child's bedroom, nursery, guest bedroom or home office.

Family Bathroom: Positioned on the second floor and serving bedrooms two and three, as well as bedroom four on the floor below, the family bathroom is fitted with a contemporary suite comprising a bath, WC and wash hand basin.

Rear Garden: The property enjoys an attractive enclosed rear garden designed to provide a combination of space for relaxing, dining and entertaining. Immediately adjoining the house is a decked seating area accessed directly through the bi-fold doors, creating a natural continuation of the open-plan family room. The garden is predominantly laid to lawn with planted borders, while a further paved entertaining area with a timber pergola provides an excellent setting for outdoor dining. Timber fencing and contemporary slatted screening provide enclosure and privacy, with a useful garden shed positioned towards the rear.

Parking: The property benefits from an integral garage with internal access from the utility room, together with two additional parking space on the driveway.

Additional Details:

Tenure: Freehold

Council Tax Band: F, Cheltenham Borough Council.

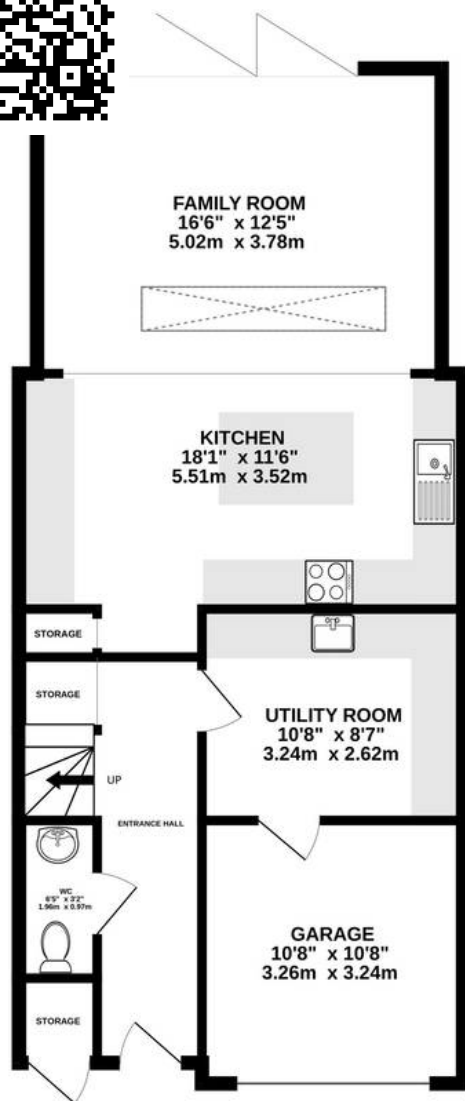
Estate Charge: £850 Per Annum

Location: Leckhampton Place is well positioned for access to the many amenities available throughout Leckhampton and Cheltenham, combining a convenient residential setting with excellent access to the town. Nearby Bath Road offers a popular selection of independent shops, cafés, restaurants and everyday amenities, while Cheltenham town centre provides an extensive range of shopping, dining, leisure and cultural attractions. The area is also well placed for access to local schools, transport links and the beautiful countryside surrounding Leckhampton and the wider Cotswolds.

Disclaimer: These particulars are believed to be correct but their accuracy is not guaranteed, and they do not form part of any contract. All measurements, areas and distances are approximate and are intended as a guide only. Prospective purchasers should satisfy themselves as to the condition and suitability of any services, appliances or systems included within the property, none of which have been tested by Cook Residential.



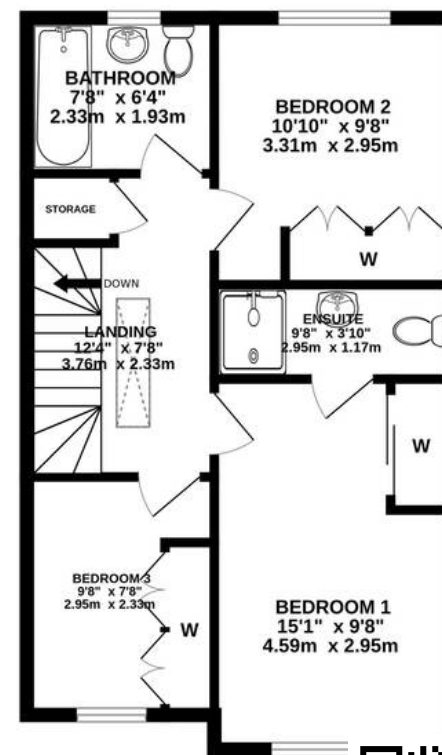
GROUND FLOOR
sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



2ND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1734 sq.ft. (161.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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