

17 STATION CLOSE,
LECKHAMPTON,
CHELTENHAM, GLOUCESTERSHIRE, GL53 0AB





This beautifully presented modern detached home, built around 20 years ago, has been impeccably maintained and offers generous, well-balanced accommodation throughout, ideally suited to modern family living or a downsizing couple.

The property benefits from secure gated off-road parking for two vehicles, together with a detached garage, providing excellent storage, workshop potential and everyday convenience. The gardens are neatly arranged and thoughtfully landscaped, designed to be both attractive and low maintenance, with pleasant seating areas and a good sense of privacy.

The accommodation is particularly well planned and spacious, featuring a superb sitting room with excellent natural light and a modern kitchen fitted with a central island, ideal for both everyday living and entertaining. The kitchen flows through to a substantial brick-built conservatory, which provides a highly versatile additional reception space and opens directly onto the garden, creating a seamless connection between inside and out. A separate utility room and ground floor cloakroom complete the ground floor.

Upstairs, there are four bedrooms, three of which are double in size, while the fourth would provide an excellent home office or cot room, offering useful flexibility. There are three bathrooms in total, including en-suite shower rooms to both the principal and guest bedroom suites, with a well-appointed family bathroom serving the remaining rooms.

The property is ideally located within walking distance of two highly regarded primary schools and falls within the priority catchment area for The High School, Leckhampton. Bath Road amenities and the town centre are both easily accessible on foot, while Leckhampton Hill offers excellent nearby walking and open green space. The A417 is also within easy reach, providing convenient access for commuting.

A well kept and highly appealing home in a sought after and well connected location.





17 Station Close

Approximate Gross Internal Area = 184.9 sq m / 1990 sq ft
Garage = 18.5 sq m / 199 sq ft
Total = 203.4 sq m / 2189 sq ft

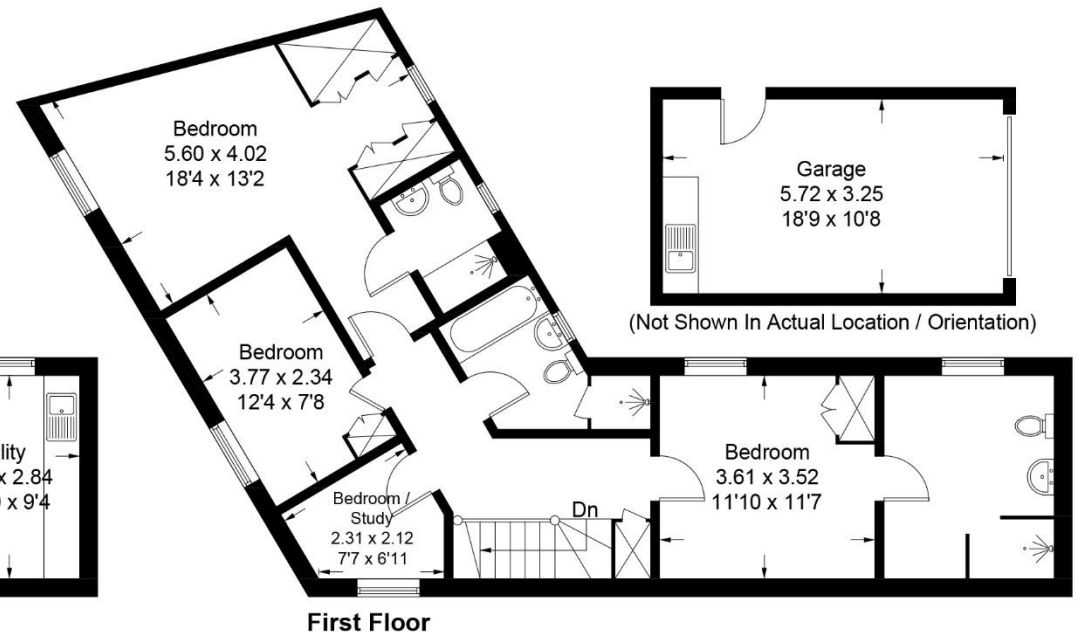
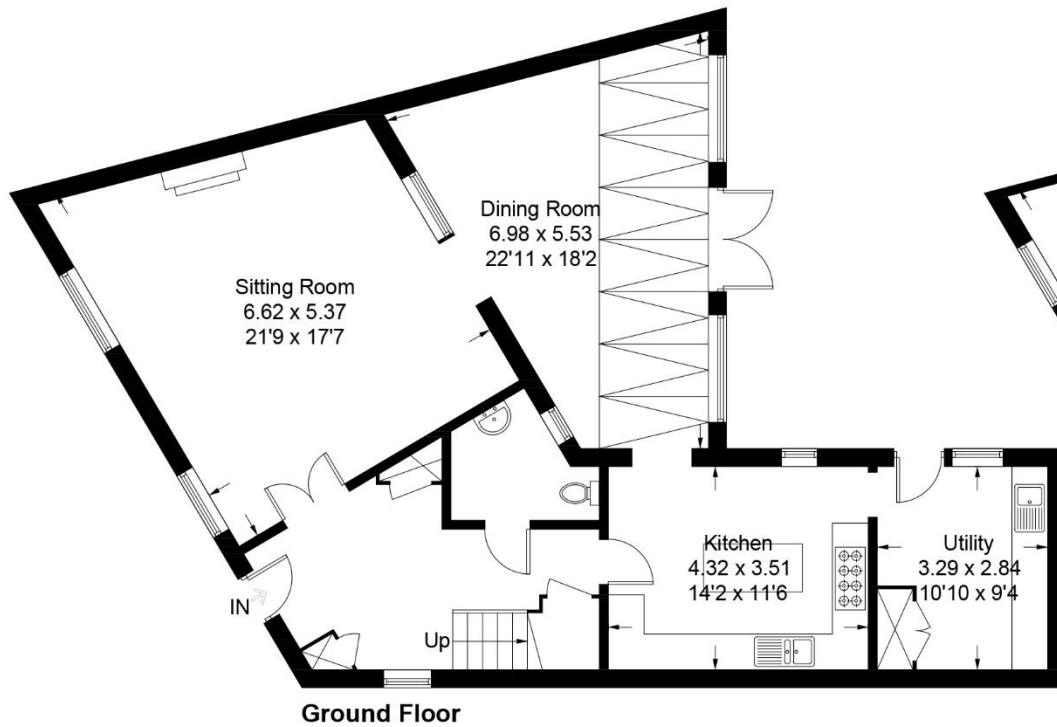


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1294983)



GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property.

EPC

B – 81.

COUNCIL TAX BAND

(E) - £2,928.29 (2026/2027).

TENURE

Freehold.

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

Charles Lear & Co.

103 Promenade | Cheltenham | Gloucestershire | GL50 1NW
+44 (0)1242 222722 | sales@charleslear.co.uk | charleslear.co.uk

