



5 Old School Court, Great Norwood Street, Cheltenham Gloucestershire GL50 2BG

Stunning Grade II listed former school house conversion with three double bedrooms, arranged over three spacious floors and retaining an abundance of original period character. Ideally located in the heart of sought-after Leckhampton, featuring a private courtyard garden, allocated parking and beautifully updated accommodation throughout.











Set within a handsome Grade II listed former school house, this exceptional three-bedroom period home offers a rare opportunity to acquire a property of outstanding character in one of Cheltenham's most desirable locations. Situated in the heart of Leckhampton, the property enjoys easy access to excellent local amenities, highly regarded schools, independent cafés, parks and Cheltenham town centre.

Lovingly owned by the current owner for approximately 19 years, the property has been sympathetically modernised and meticulously maintained, successfully blending contemporary comforts with a wealth of original architectural features.

A shared entrance leads to the impressive original solid oak school entrance door, complete with traditional heavy ironmongery, opening into a remarkable 27ft open-plan living and dining room. This wonderful reception space is flooded with natural light from striking pointed-arched stone mullioned windows, creating an impressive yet welcoming atmosphere. The room flows seamlessly into a stylish, modern fitted kitchen, offering an excellent range of storage units and generous preparation space.

From the sitting room, a rear lobby provides access to the staircase and double doors opening to the rear communal courtyard.

The first floor offers two generous double bedrooms together with a beautifully appointed family bathroom featuring a large walk-in shower, WC and wash hand basin.

Occupying the entire second floor, the magnificent principal bedroom is undoubtedly the centerpiece of the home. Boasting an impressive 14ft vaulted ceiling, exposed original roof timbers and dual-aspect windows, this stunning room offers both character and space in abundance. The adjoining en-suite bathroom is elegantly fitted with a traditional-style suite comprising a freestanding roll-top bath with handheld shower attachment, wash stand and WC.

Externally, the property benefits from a private enclosed front courtyard garden measuring approximately 19ft x 12ft, attractively finished with block paving, mature hedging and trellis fencing, creating a secluded outdoor entertaining space. To the rear, there is an allocated off-road parking space together with access to a communal courtyard.

Throughout the property, many original period features have been carefully preserved, including exposed roof timbers, decorative corbel roof supports and impressive stone mullioned windows. Quality oak internal doors and secondary glazing have been installed to complement the home's historic character while enhancing comfort and energy efficiency.

The property is heated via an electric boiler serving radiators throughout, with hot water supplied by a pressurised immersion system.

## General

Services: Mains water, drainage and electricity are believed to be connected.

Local Authority: Cheltenham Borough Council.

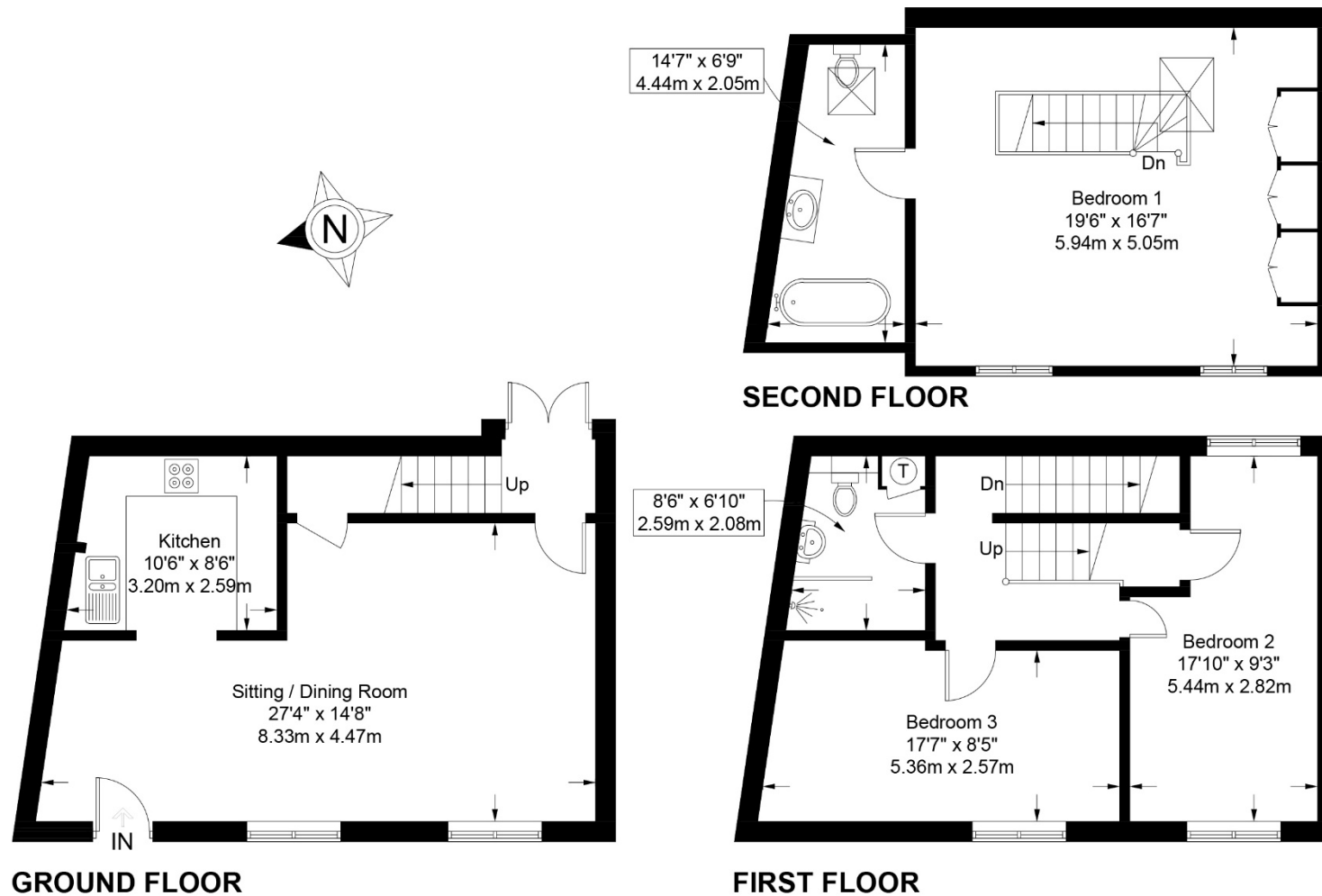
Council Tax: Band C

EPC: F

Parking: Allocated car parking for one.

**PLEASE NOTE:** There is a Residents Association which self manages the communal areas of Old School Court. A annual charge in the region of £300 is made for the up keep, and insurance of the communal parts.





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 Approximate Gross Internal Area 1357 sq ft / 126.1 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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