

52 SHURDINGTON ROAD,
LECKHAMPTON,

CHELtenham, GLOUCESTERSHIRE, GL53 0JE



Charles **Lear**



Tucked away from the road behind electric gates, this detached home enjoys a superb position just moments from the boutiques, cafés and everyday amenities that Bath Road have to offer. Approaching 3,000sq.ft. of well-appointed accommodation, together with a detached garage and generous off-road parking, it combines privacy with outstanding convenience.

The property has been comprehensively refurbished by the present owner and is presented in excellent decorative order throughout. The layout has been carefully designed for modern living, with spacious and versatile accommodation arranged over two floors.

The garden level is centred around an impressive open plan kitchen/dining room measuring approximately 33' x 22', forming the heart of the home and a superb space for both everyday living and entertaining. Large doors open onto the rear garden, creating a seamless connection between the inside and outside. Adjoining the kitchen is a comfortable snug, together with a cloakroom and useful storage cupboard.

Also on this level are four bedrooms, including the principal suite with fitted wardrobes and an en-suite shower room. The remaining three bedrooms are served by a well-appointed family bathroom.

The upper floor offers further reception space, including an elegant sitting room with doors opening onto a balcony overlooking the rear garden. A separate family room provides flexibility and could equally serve as a media room, playroom or home office. A further bedroom suite offers ideal guest accommodation whilst also lending itself to additional reception space if preferred. A large utility room and cloakroom complete this floor.

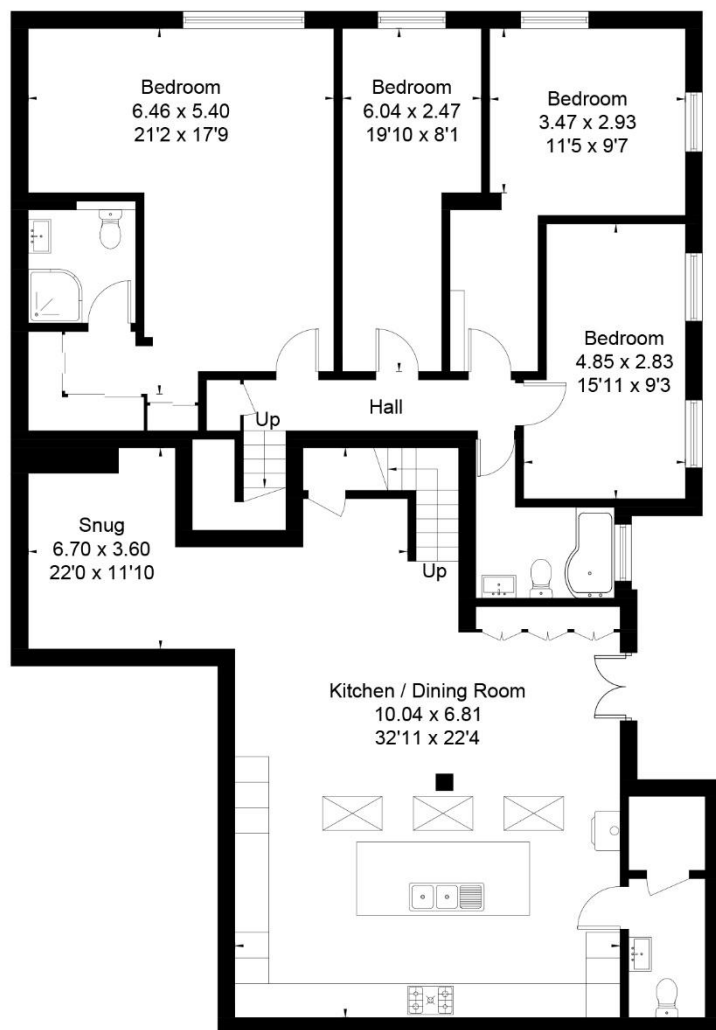
Outside, the rear garden has been designed for ease of maintenance, providing a private setting to enjoy throughout the year. To the front, electric gates open onto a generous driveway providing parking for numerous vehicles, complemented by a large, detached garage.

This individual home offers privacy and convenience in equal measure, just moments from Bath Road, in one of Leckhampton's most desirable settings.

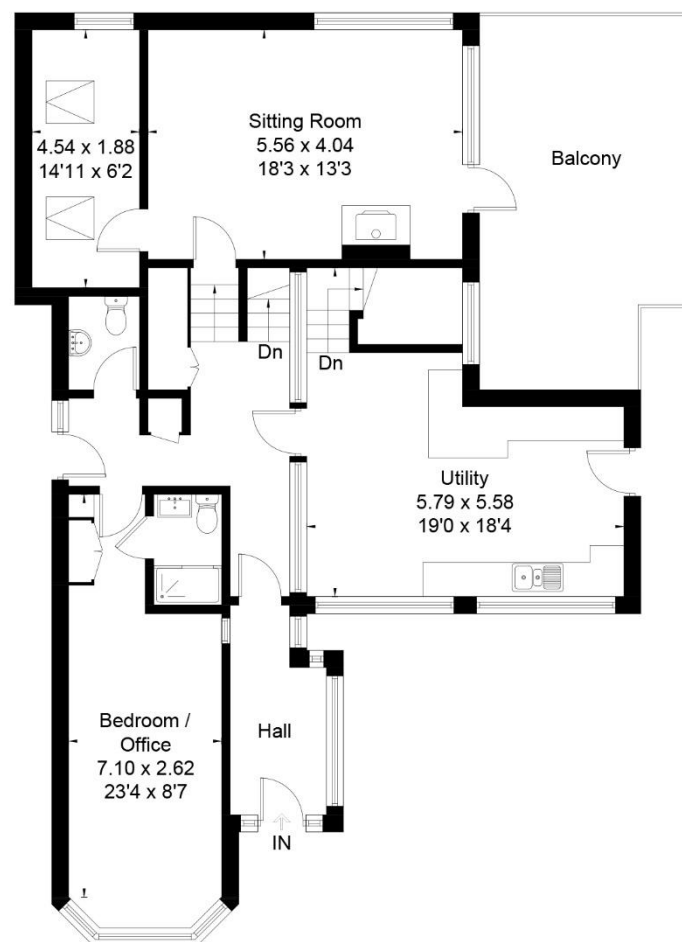




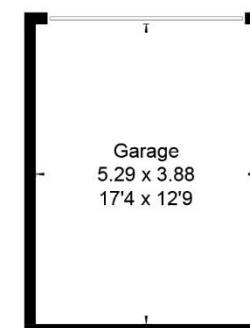
Approximate Floor Area = 266.24 sq m / 2865 sq ft
 Garage = 20.52 sq m / 220 sq ft
 Total = 286.76 sq m / 3085 sq ft



Garden Level



Ground Floor



(Not Shown In Actual
Location / Orientation)





GENERAL INFORMATION

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

EPC

Current: E – 53.
Potential: C – 73.

COUNCIL TAX BAND

Cheltenham Borough Council – 01242 262626.
Council Tax Band (E) - £2,928.29.

TENURE

Freehold.

VIEWINGS

Strictly by prior appointment through
Charles Lear & Co. on 01242 222722.

Charles Lear & Co.

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