



9 Whitecross Square
Leckhampton | Cheltenham | GL53 7AY

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This stunning period property occupies an enviable position within a quiet no through road and provides accommodation of the utmost charm, grace and elegance.

Entrance Hall | Double Reception Room |
Dining Room | Kitchen/Breakfast Room |
Utility/Cloakroom | 3/4 Bedrooms |
Bathroom | Shower Room | Enclosed
Garden | Off Street Parking |





Property

A charming double fronted period town house with a pretty enclosed rear garden benefiting from a southerly rear aspect.

The property has a wealth of charm and character displaying an array of original features throughout.

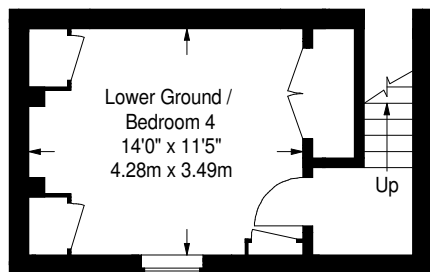
To the ground floor is a wide entrance hall with staircase to the first and lower ground floor rooms. To the right of the entrance hall are a double reception room with two fireplaces and a raised loggia with double doors leading into the rear garden. On the other side of the hall are a dining room and a bespoke kitchen/breakfast room with hand painted units, beech and granite work surfaces and a door which leads into the garden. In addition there is a useful utility/cloakroom.

A concealed staircase from the entrance hall leads down to the lower ground floor lobby off which is a room offer the versatility of a bedroom, study or snug sitting room.

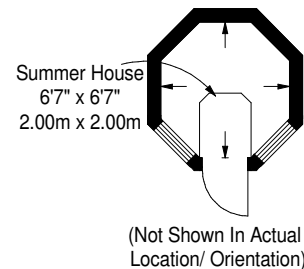
From the entrance hall a staircase leads up to a 5' wide landing with a large window to one end. Off the landing are three good sized bedrooms and a spacious bathroom with a traditional white suite. In addition to the bathroom on the first floor is a modern fitted shower room.

Outside to the rear is an enclosed 38'x30' walled garden which provides a high degree of seclusion in which is a timber octagonal summer house and garden shed. A path provides access to the front garden a part of which provides off street car parking.

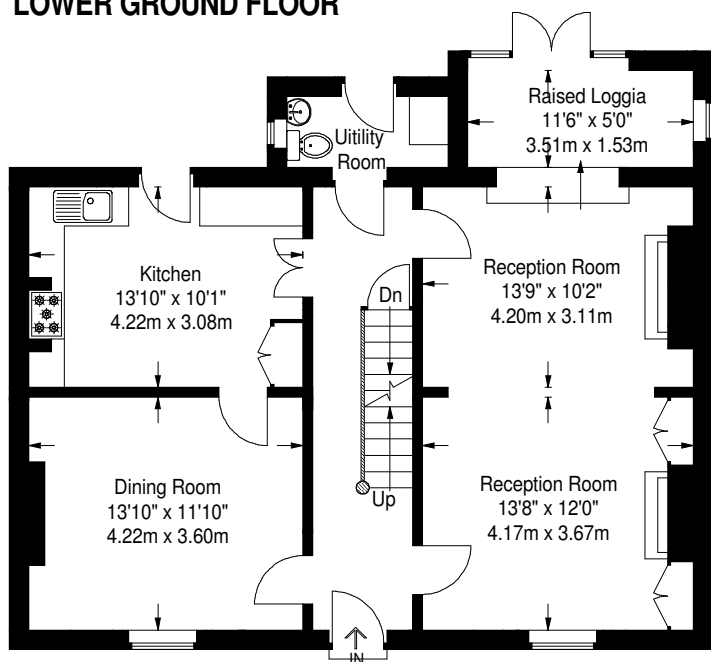




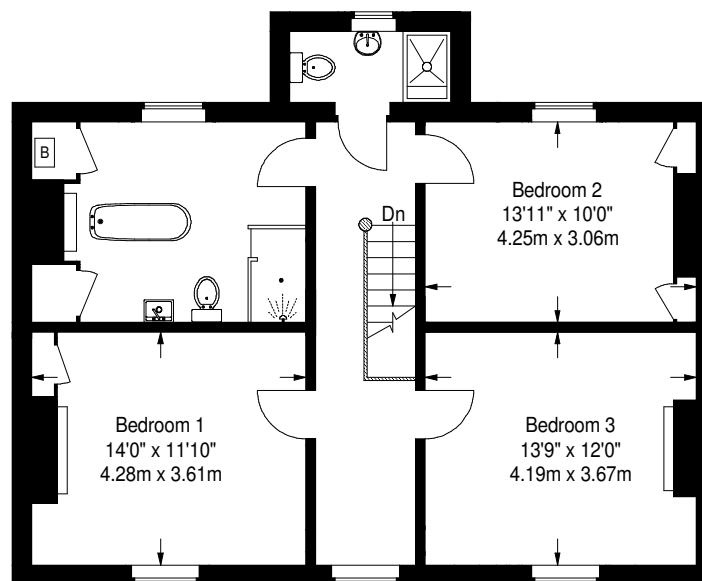
LOWER GROUND FLOOR



SUMMER HOUSE



GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Area :- 1894 sq ft / 176 sq m
 Summer House :- 32 sq ft / 3 sq m
 Total :- 1927 sq ft / 179 sq m



Illustration for identification purposes only, measurements are approximate and are not to scale.
 Please check all details before making any decisions reliant upon them.
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General

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band D - £1494.15

Additional Property Information:
 Central heating is gas fired to radiators.
 The rear garden is enclosed and measures 38'x30'.

Energy Rating: E

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