Gratton Road, Leckhampton, GL50 2BZ

Guide Price £675,000

Gratton Road

Leckhampton, GL50 2BZ

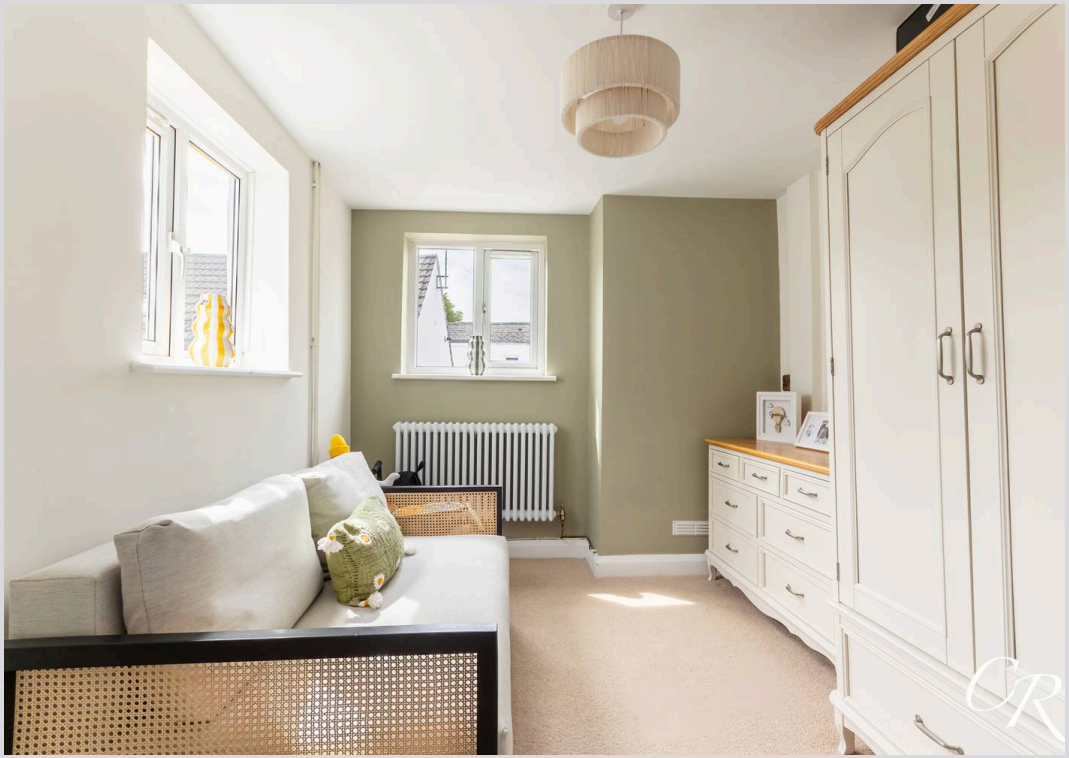
A beautifully presented Grade II listed, three bedroom period townhouse, forming part of an elegant terrace on the ever-popular Gratton Road in Leckhampton. Brought to market with no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Grade II Listed Period Townhouse
- Beautifully Presented Throughout
- Stylish Contemporary Kitchen/Dining Room
- Two Double Bedrooms Plus Study/Bedroom Three
- Landscaped Low Maintenance Rear Garden



A beautifully presented Grade II listed period townhouse, forming part of an elegant terrace on the ever-popular Gratton Road in Leckhampton. Thoughtfully updated throughout whilst retaining a wealth of character features, this charming home offers versatile accommodation arranged over three floors, combining generous living spaces with stylish contemporary finishes. The property further benefits from a landscaped rear garden, useful external storage, and no onward chain, all within easy reach of Cheltenham town centre, Bath Road amenities, and excellent local schooling.

Entrance Hall: A welcoming entrance hallway showcasing stripped wooden flooring, decorative arch detailing, high ceilings, and a staircase rising to the first floor. The hallway immediately sets the tone for the property, blending elegant period character with tasteful modern décor.

Sitting Room: A beautifully proportioned reception room enjoying an abundance of natural light through two large sash windows overlooking the front aspect. The room features stripped wooden flooring, fitted cabinetry, high ceilings, and an attractive fireplace creating a lovely focal point, resulting in a warm and inviting living space.

Bedroom Three/Study: Positioned to the rear of the ground floor, this versatile room offers flexibility as a home office, nursery, dressing room or occasional bedroom, enjoying pleasant natural light and views towards the rear.

Lower Ground Floor Hallway: Stairs descend to the lower ground floor where there is access to the front of the property, rear garden, and a useful storage cupboard.

Kitchen/Dining Room: A stunning contemporary kitchen beautifully designed to complement the age and character of the property. Fitted with sleek handle less cabinetry, wooden work surfaces, integrated appliances, open shelving, and a central island with additional storage, the space offers both practicality and style. A charming seating area is positioned beside a feature fireplace and large picture window overlooking the rear garden, creating an ideal everyday dining and entertaining space. The lower ground floor benefits from excellent natural light, giving the space a bright and airy feel rarely found within period townhouses of this style.

Shower Room: A stylishly appointed shower room fitted with contemporary tiling and brass fittings, comprising a walk-in shower enclosure and wash hand basin.

Separate Cloakroom: Fitted with a low-level WC and wash hand basin.

Boiler/Utility Room: A useful utility and storage area housing laundry appliances and boiler, providing excellent additional practicality.

First Floor Landing: A bright landing area with access to a useful storage cupboard and doors leading to the first floor accommodation.

Bedroom One: A generous principal bedroom featuring a large sash window, attractive period fireplace, high ceilings, and a calm neutral finish, creating a peaceful and elegant retreat.

Bedroom Two: Another well-proportioned double bedroom enjoying a large sash window and pleasant outlook, ideal as a guest bedroom or secondary principal room.

Family Bathroom: A beautifully finished contemporary bathroom featuring a freestanding bath, walk-in shower enclosure, vanity unit with wash hand basin, low-level WC, brass fittings, and stylish full-height tiling. The space has been thoughtfully designed to provide a luxurious boutique-style feel whilst remaining sympathetic to the character of the home.

Outside: To the rear, the property benefits from an enclosed split-level garden comprising patio seating areas and a lower artificial lawn section with raised planters and walled boundaries. The outdoor space offers excellent potential for entertaining and al fresco dining, with the added benefit of a pedestrian gate providing rear access. There is also a very useful external store positioned beneath the front steps leading down to the lower ground floor, which can also be accessed directly from the lower ground floor hallway.

Parking: Permit parking available on the road by applying through Gloucestershire County Council

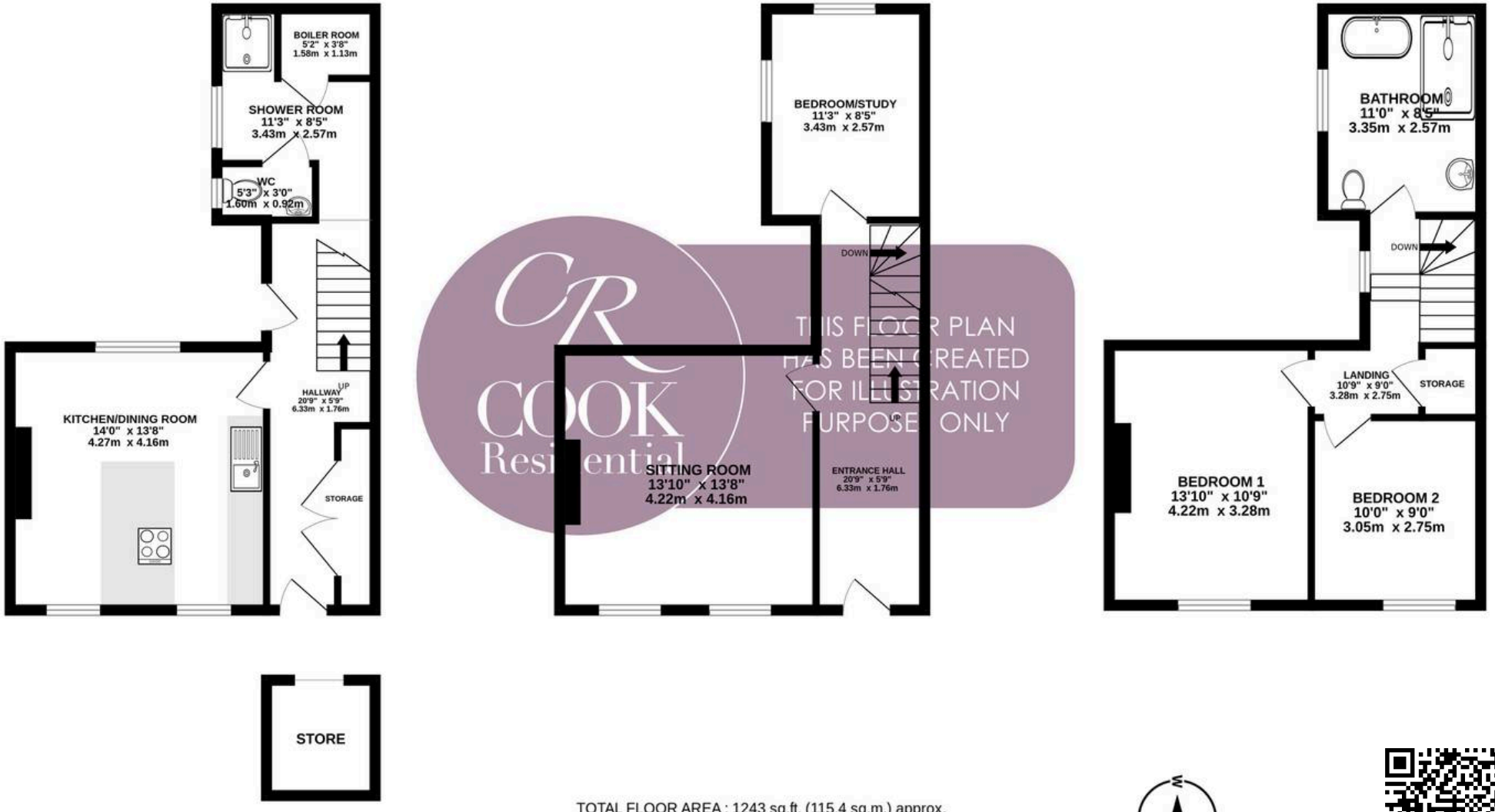
Location: Gratton Road is one of Cheltenham's most sought-after tree-lined roads, ideally positioned within Leckhampton and just a short distance from the vibrant Bath Road, Montpellier, and Cheltenham town centre. The area offers an excellent selection of cafés, restaurants, boutiques, parks, and highly regarded schools, whilst also providing easy access to countryside walks and the wider Cotswolds.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.

GROUND FLOOR
(40.6 sq.m.) approx.

GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



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THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY

TOTAL FLOOR AREA : 1243 sq.ft. (115.4 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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Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street - GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

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