



## THREE SPRINGS, CHURCH ROAD, LECKHAMPTON






GL53 0QJ





# EXCEPTIONAL FAMILY HOME WITH VIEWS OF LECKHAMPTON HILL

Originally built in 1894, this deceptively spacious Victorian home has been thoughtfully extended, blending period charm with modern living. Requiring modernisation, it offers an excellent opportunity to personalise through cosmetic updates or a full transformation.

			EPC
4	3	3	E
			

Local Authority: Cheltenham Borough Council  
Council Tax band: E  
Tenure: Freehold

Guide Price - £1,100,000





## LIVING

Built in 1894, this spacious Victorian home blends period charm with modern extensions. Requiring modernisation, it offers great potential to personalise or extend (STPP).

Set on a 1.08-acre plot backing onto open countryside, it enjoys a prime Leckhampton location near excellent schools. A gated entrance leads to a circular driveway and landscaped gardens.

Inside, original features include high ceilings, sash windows, and parquet flooring. Living space includes a lounge, open-plan kitchen/family area, and garden-view sitting room.

A self-contained annexe adds flexibility, while upstairs offers four double bedrooms, including a master suite with ensuite, dressing area, and balcony.



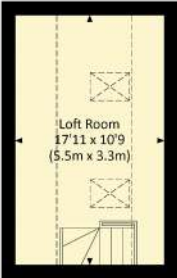




Approx. gross internal area 2601 Sq Ft. / 241.6 Sq M.  
Approx. gross internal area 2877 Sq Ft. / 267.3 Sq M. Inc. Garage  
Approx. gross internal area 3244 Sq Ft. / 301.4 Sq M. Inc. Gym



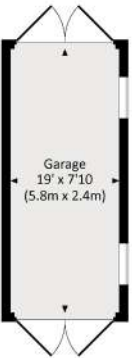
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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