

42 HALL ROAD,
LECKHAMPTON,

CHELTENHAM, GLOUCESTERSHIRE, GL53 0HE



Charles **Lear**



Occupying an unusually open position on one of Leckhampton's most sought-after roads, No. 42 is one of only a small number of houses on Hall Road without properties directly opposite, instead enjoying an outlook across the allotments towards the hills beyond. Within a short walk of Leckhampton Primary School and The High School, Leckhampton, this charming semi-detached family house has been thoughtfully extended to provide well-balanced accommodation over three floors, together with a pretty rear garden and off-road parking for one car.

The welcoming entrance hall has exposed timber floorboards and original staircase rising to the first floor. The sitting room is positioned at the front of the house and has a bay window and feature fireplace, with an opening leading through to the formal dining room and, beyond, the kitchen/breakfast/living room. Extending across the rear of the house, this well-proportioned room provides an excellent family and entertaining space, with a central island incorporating a breakfast bar and bi-folding doors opening onto the garden. The kitchen is modern, has integrated appliances and space for a fridge/freezer, while an understairs cupboard provides space and plumbing for a washing machine and tumble dryer.

The mezzanine offers a family bathroom and a home office/bedroom 4. Two double bedrooms are located on the first floor, including a generous guest bedroom with an open outlook across the allotments. The principal bedroom is on the top floor and has built-in wardrobes, an en-suite shower room and a view over the rear garden.

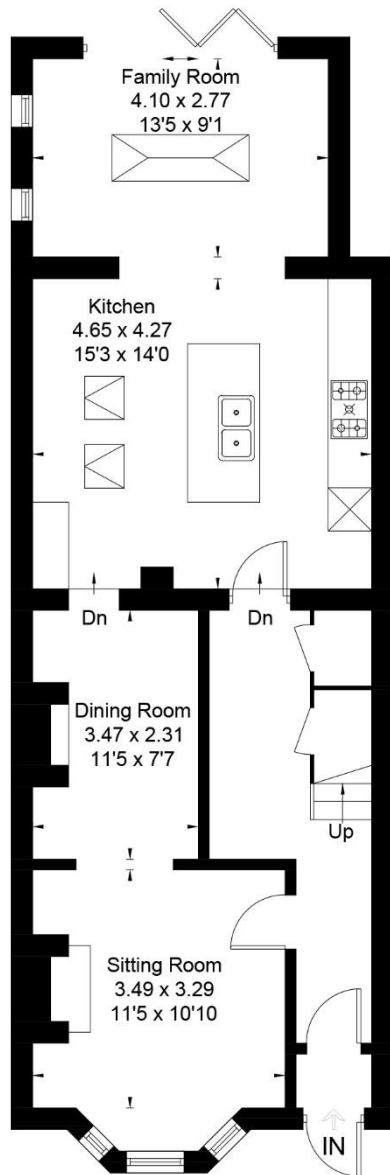
The rear garden is predominantly laid to lawn, with a patio area providing space for alfresco dining. There is pedestrian access, an area suitable for a garden shed or lockable store and a car charging point at the front.

Hall Road is one of Leckhampton's most sought-after residential roads. Leckhampton Primary School is close by, with The High School Leckhampton also within easy reach. Bath Road, with its independent shops, cafés and restaurants, and Cheltenham town centre are both accessible on foot, while Leckhampton Hill and the surrounding countryside are close at hand. The A417 is also readily accessible.

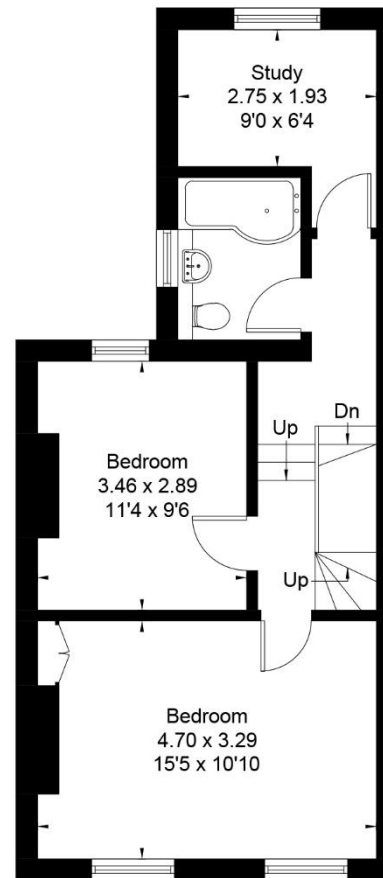




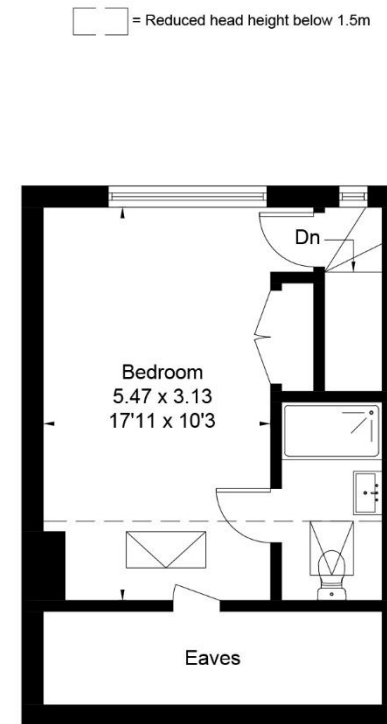
Approximate Area = 139.0 sq m / 1496 sq ft (Excluding Eaves)
Including Limited Use Area (5.6 sq m / 60 sq ft)



Ground Floor



First Floor



Second Floor



GENERAL INFORMATION

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

EPC

Current – 54 (E).

Potential – 74 (C).

COUNCIL TAX BAND

(E) - £2,928.29 (2026/2027).

TENURE

Freehold.

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co.
on 01242 222722.

Charles Lear & Co.

103 Promenade | Cheltenham | Gloucestershire | GL50 1NW
+44 (0)1242 222722 | sales@charleslear.co.uk | charleslear.co.uk

