



Leckhampton

 Nick  
**GRIFFITHS**  
ESTATE AGENTS

# Leckhampton

Church Road, Leckhampton, Cheltenham, GL53 0NZ

£1,250,000 Freehold

A stunning 4 bedroom, detached, family house with a south facing garden, situated close to glorious countryside and the new Leckhampton High School.

APPROX 2500 SQUARE FEET • reception hall • living room • family room • magnificent kitchen/dining room • utility room • cloakroom • 4 good size bedrooms • 2 luxury bath/shower rooms • home office • loft/playroom • garage & driveway • landscaped garden • gas central heating & double glazing

## Description

An impressive family home that has been thoughtfully extended and remodelled to create stylish and practical living space in this sought after location. The beautifully presented accommodation includes an impressive reception hall, living room, family room, a magnificent kitchen/dining room with fully retractable bi-folding doors opening out to the rear garden and underfloor heating, a utility room, and a downstairs cloakroom. Upstairs, there are 4 good size bedrooms and 2 luxury bath/shower rooms (both with electric underfloor heating). The master bedroom has a feature vaulted ceiling, dressing room and ensuite. There is also a home office on the first floor and a loft room which is currently used a playroom. Outside, there is a driveway providing ample parking, a garage, and a lovely landscaped south facing rear garden with lawn and seating area. Cheltenham Borough Council Tax Band E.

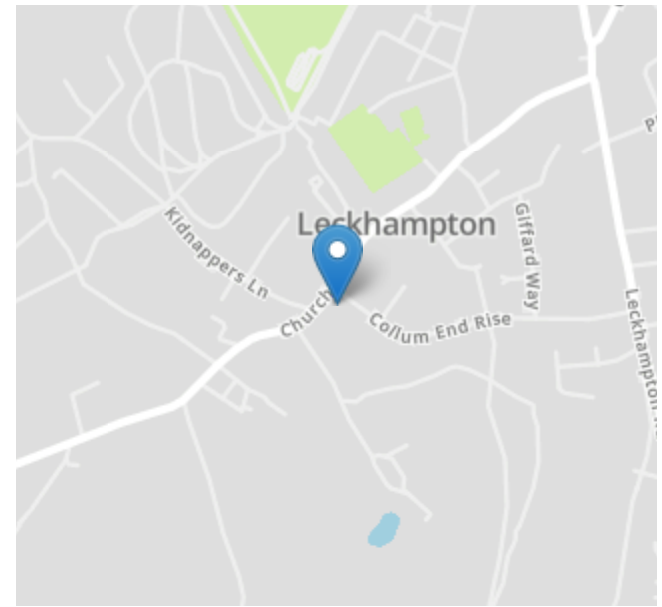
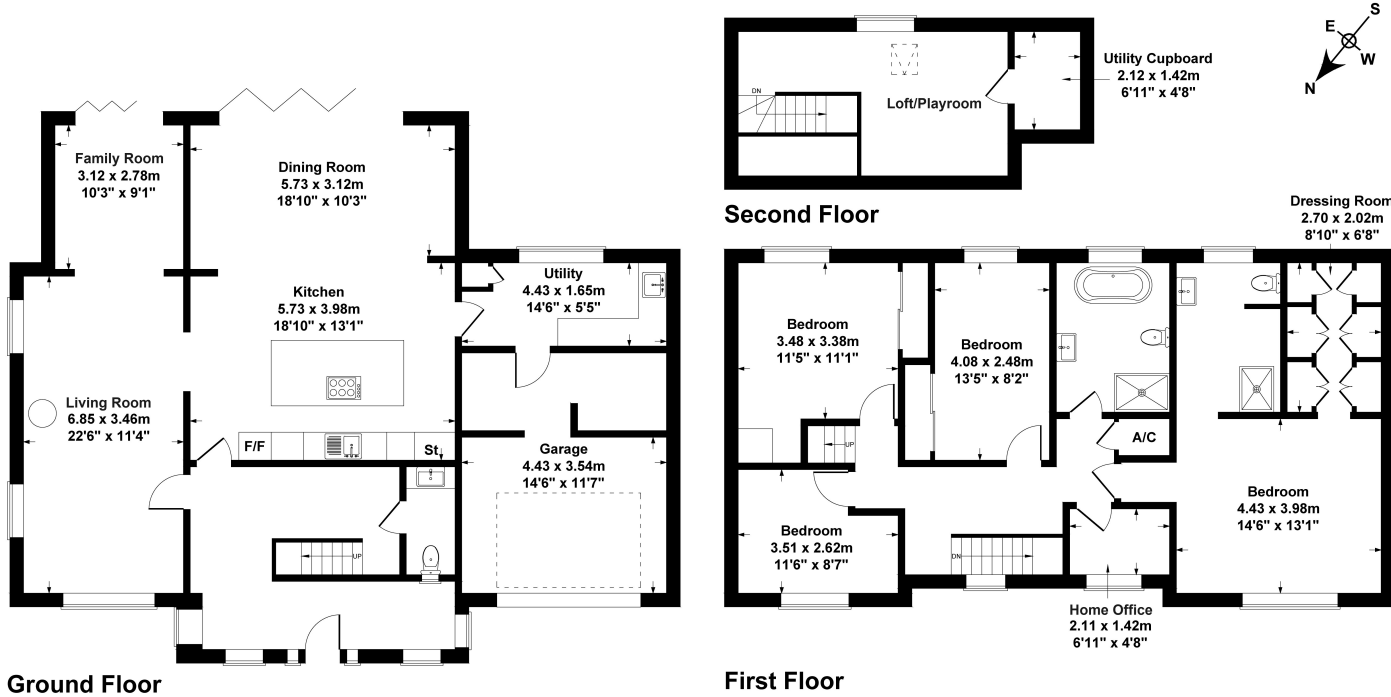




### Situation

Situated towards Leckhampton Hill and beautiful countryside walks, also close to Bath Road with a range of excellent shops, cafes and pubs. Nearby are some of Cheltenham's best primary and secondary schools including Leckhampton and Naunton Park Primaries, and Leckhampton High School. Cheltenham is a vibrant Regency town, best known for its beautiful architecture and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

Approximate Gross Internal Area  
250 sq. metres (2691 sq. feet)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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