



Leckhampton



# Leckhampton

Leckhampton Road, Leckhampton, Cheltenham, GL53 0AE

Guide Price £750,000 Freehold

Situated within this highly sought after location, a spacious individual 4 bedroom, detached house with off-road parking and a detached garage.

NO ONWARD CHAIN • entrance porch • 18'10 living room • home office/study • 24'9 kitchen/dining room • utility room • 4 bedrooms • en-suite cloakroom • 2 bathrooms • detached garage

## Description

A wonderfully versatile, unique property, set back off the Leckhampton Road and ideally located within walking distance of good local amenities, bus routes, and excellent schooling. This detached house was designed and built for the previous owner in 2003 offering spacious accommodation throughout and privacy. The accommodation comprises a welcoming entrance porchway, a generous living room with double doors to the kitchen/dining room which has ample storage and additional double doors to the front patio, a utility room, home office/study, and family bathroom. There are 2 double bedrooms on the ground level, one with an en suite cloakroom and the other with built-in double wardrobes. On the first floor, there are 2 further double bedrooms with built-in storage (sloping ceiling height) and a second bathroom. The house is situated within its plot enjoying a southerly facing seating area to the front and a small lawn to the rear. The driveway provides off-road parking for several vehicles and gives access to the brick built detached garage. Offered for sale with no onward chain.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** F. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





### **Situation**

Situated off Leckhampton Road, at the foot of Leckhampton Hill, close to glorious countryside, and not far from the lively Bath Road with a range of excellent shops, cafes and pubs. Nearby are some of Cheltenham's best primary and secondary schools, including Leckhampton Primary and 'Outstanding' High School Leckhampton. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. The town also plays host to the music, jazz, science, and literature festivals.

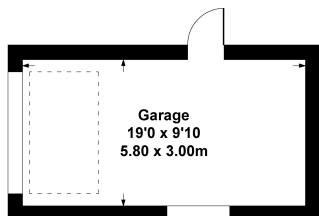
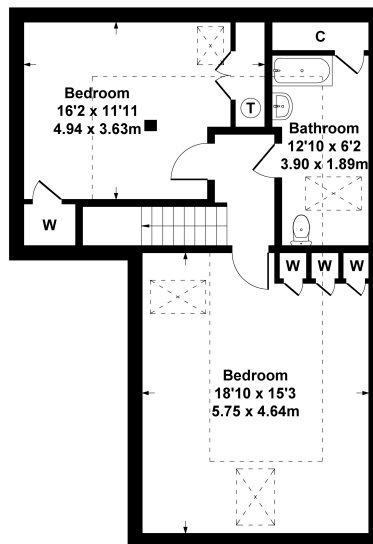
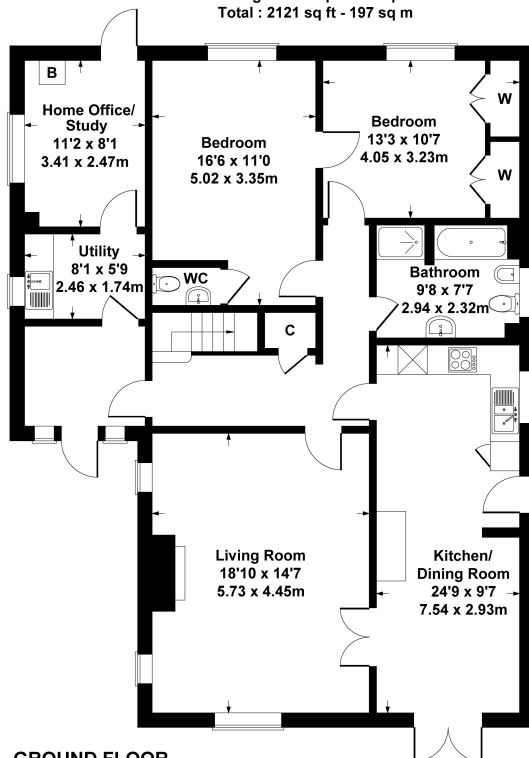
## 188a Leckhampton Rd

Approximate Gross Internal Area

House : 1938 sq ft - 180 sq m

Garage : 183 sq ft - 17 sq m

Total : 2121 sq ft - 197 sq m



**GARAGE**  
(GARAGE LOCATION  
NOT ACCURATE)

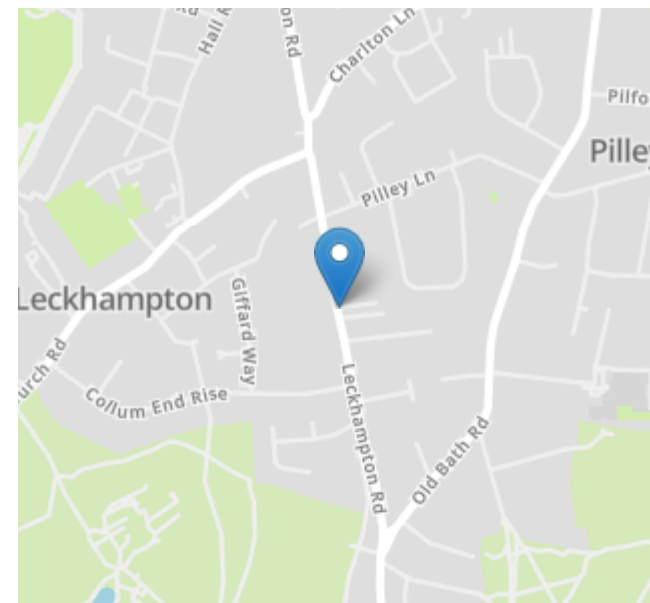
**GROUND FLOOR**

**FIRST FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



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	80
(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	

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.