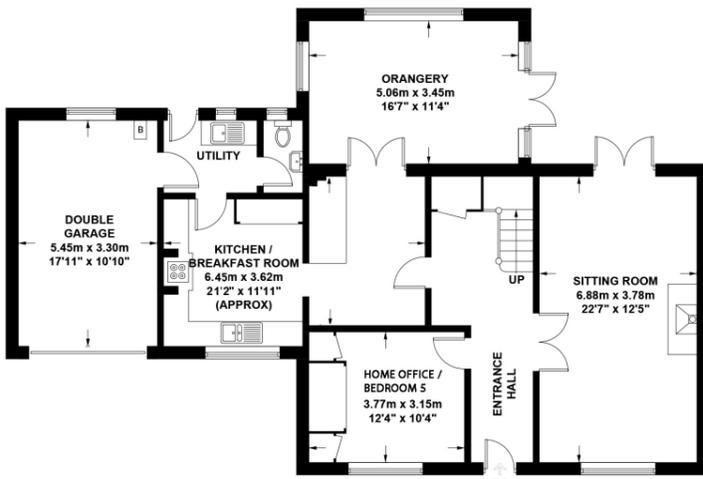
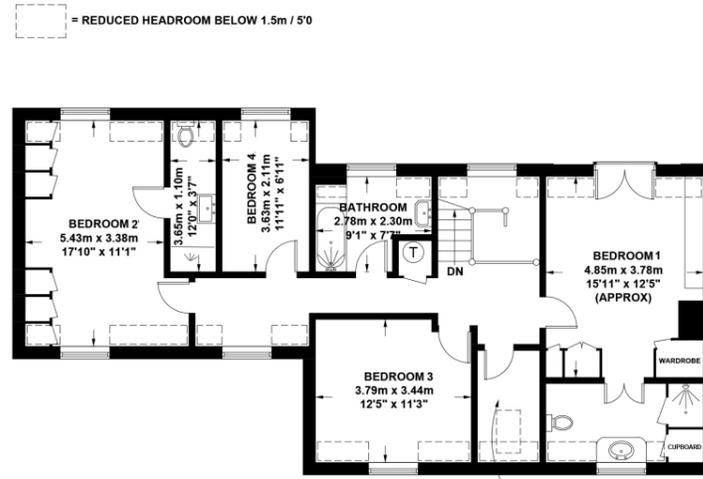


Approximate Gross Internal Area = 201.5 sq m / 2169 sq ft  
 Garage = 18.2 sq m / 196 sq ft  
 Total = 219.7 sq m / 2365 sq ft



**GROUND FLOOR = 1111 SQ FT / 103.2 SQ M (EXCLUDING GARAGE)**



**FIRST FLOOR = 1058 SQ FT / 98.3 SQ M (EXCLUDING VOID)**

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.  
 Cheltenham Home Inspection © 2020



**Waverley Lodge, Church Road, Leckhampton, Cheltenham, Gloucestershire GL53 0QJ**

A truly exceptional four/five bedroom detached house featuring open-plan living and an extensive gated driveway, nestled in a highly sought after residential area offering a charming setting with far-reaching views, all within close proximity to The High School, Leckhampton.

**Disclaimer:**

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**For the Guidance of Interested Parties:**

- a). If any particular points are important to your interest in the property then please ask for further information. b). We have not tested any of the services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. c). It should not be assumed that any contents, furnishings or other items are included in the sale or that the property remains as photographed and as described. No assumptions should be made about any part of the property, which is not photographed or described.
- d). Any areas, measurements, distances or aspects referred to are for guidance only and are not precise. If such details are fundamental, purchasers should rely on their enquiries.
- e). It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Where any reference is made to such permissions and consents it is given in good faith.
- f). Purchasers must satisfy themselves by inspection of the property and relevant original documentation or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. g). The information in these particulars is given without responsibility on the part of Nigel Errington-Smith & Company Limited or their clients.

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>		80
(55-68) <b>D</b>	68	
(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	

## Waverley Lodge, Church Road, Leckhampton, Cheltenham, Gloucestershire GL53 0QJ

A truly exceptional four/five bedroom detached house featuring open-plan living and an extensive gated driveway, nestled in a highly sought after residential area offering a charming setting with far-reaching views, all within close proximity to The High School, Leckhampton.

Its spacious accommodation, offered in very good decorative order, comprises in brief, on the ground floor an inviting entrance hall with built-in storage, a well-sized living room with a wood-burning stove and French doors to the superbly landscaped southerly-facing rear garden, a large study/bedroom five, a wonderful kitchen/breakfast room offering a perfect space for family gatherings, a beautiful orangery/dining room, a cloakroom and utility room leading to the convenient double garage. Above you will find four double bedrooms with breath-taking views of Leckhampton Hill to the rear and a Juliet balcony to the main, complete with two en-suite shower-rooms and a family bathroom.

Surrounding the property are beautifully landscaped gardens designed and created by Stuart Gibbs, exhibitor at Chelsea Flower Show, a spacious driveway, and charming outdoor spaces.

Further benefits of this fine property include, gas-fired central heating, double-glazing, a double garage with internal access, EV car charging point, an insulated garden room with double-glazing, an excellent location close to open countryside, motorway links, Bath Road and the town centre beyond. Council tax band G.



### Directions

Leave Cheltenham via the Bath Road (A46) and at the roundabout proceed straight on into Leckhampton Road. At the second mini roundabout turn right into Church Road and the property can be found on the left hand side.

### Price:

£1,250,000

### Tenure:

Freehold

### Contact:

Winnie Taylor

