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41a Church Road, Bishops Cleeve, Cheltenham, GL52 8LP

312, Old Bath Road
Leckhampton GL53 9AP

£875,000



FOR SALE

Set in a prime none-estate location on the lower slopes of Leckhampton Hill occupying a substantial corner plot, is this individually built four bedroom detached house. The property benefits from beautiful views to Leckhampton Hill and offers spacious well planned living accommodation featuring: cloakroom, study, generous lounge with log burner, large open plan kitchen/dining/family room, boot room and utility room. On the first floor there are four double bedrooms, the main having an outside terrace and en-suite there is a family bathroom. To the exterior there is a generous attractive enclosed south facing garden with garden room and ample driveway for a number of vehicles and garage. No onward chain.

Location: The property is within the catchment area of both The High School Leckhampton and Leckhampton Primary School, Ofsted rating is Outstanding. A remarkably convenient location from open countryside and Leckhampton Hill, whilst approximately a 15 minute walk from extensive amenities on Bath Road offering a range of restaurants, cafés and delis, antique and interior design shops.

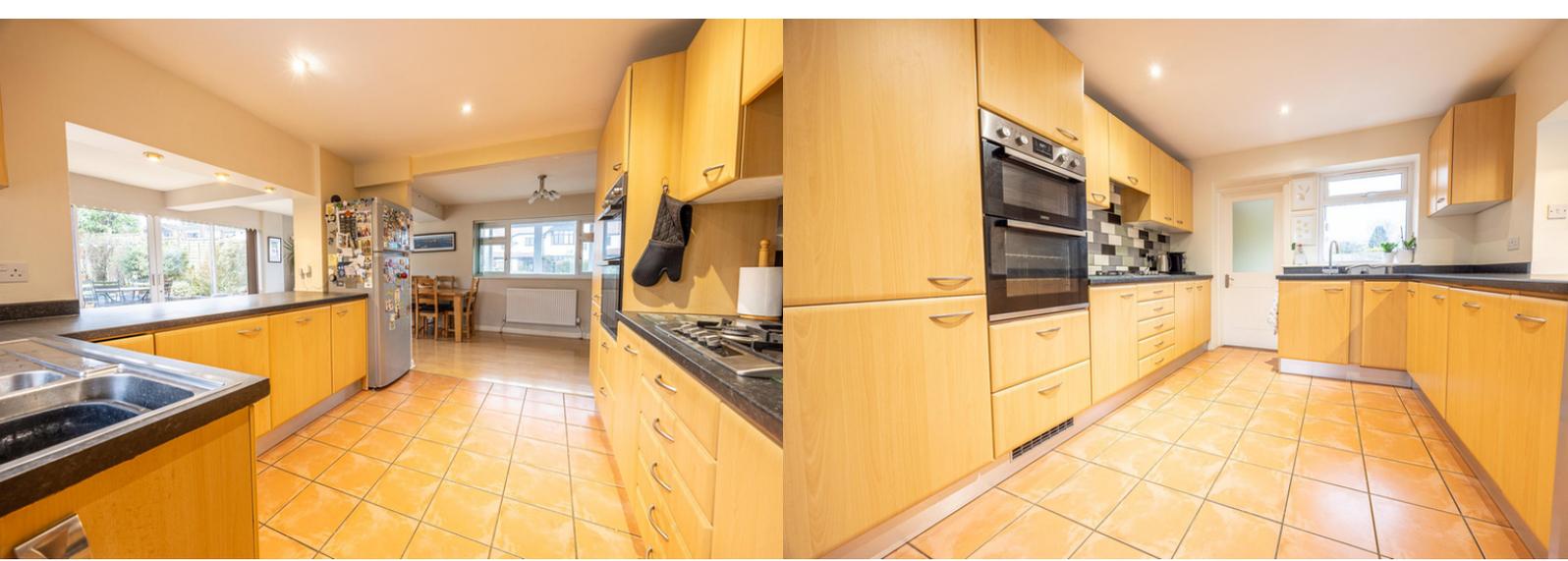
Entrance porch with entrance door to reception hall: stairs to first floor and landing, under-stairs storage cupboard, doors to cloakroom, study, lounge, kitchen/dining/family room. Cloak room: modern white suite. Study: window to front aspect. Lounge: door to patio, feature fireplace with log burner. Kitchen/dining/family room: double doors to patio and rear garden, window to front aspect, wooden laminate flooring. Kitchen: fitted with a matching range of eye and base level storage units, with built-in and integrated appliances, fan assisted oven, and dishwasher and appliance space. Utility room: door to garden, matching range of eye and base level storage units, sink unit and integrated washing machine, tiled flooring with underfloor heating, door to boot room. Boot room: a range of storage units and underfloor heating and door to garage.

First floor. Landing, trap to part boarded loft space with loft ladder and doors to family bathroom and bedrooms one, two, three and four. Family bathroom: modern white suite, separate shower fitted with Mira shower unit, bath with tiled splashbacks, wall mounted chrome towel radiator, wash hand basin, and WC. Bedroom one: lovely views to Leckhampton Hill, dressing area with door to balcony, built-in double wardrobes and en-suite. En-suite: built-in quadrant shower, wall mounted heated towel radiator, wash hand basin, and WC. Bedroom two: lovely views to Leckhampton Hill and built-in wardrobes. Bedroom three: window to front aspect. Bedroom four: views to Leckhampton Hill, built-in airing cupboard and storage cupboard.

Front garden: enclosed with laurel hedging garden laid stone chippings and stocked with flowers and shrubs. Driveway offering ample hard standing for approximately six vehicles. Back garden:







Ground Floor
Approx. 129.7 sq. metres (1396.5 sq. feet)



Total area: approx. 196.9 sq. metres (2119.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	