

Main area: Approx. 162.0 sq. metres (1744.0 sq. feet)
Plus garages, approx. 26.6 sq. metres (286.1 sq. feet)

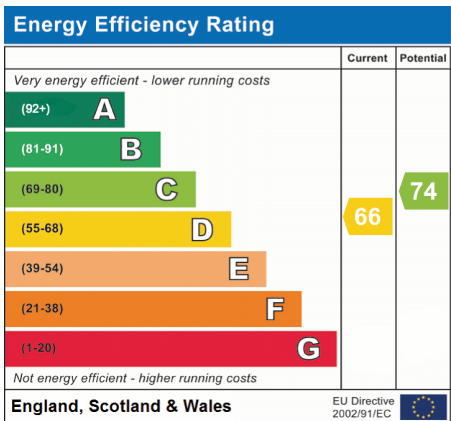
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.
Errington Smith Sales & Lettings
Plan produced using PlanUp.

Disclaimer:

Conditions under which particulars are issued Nigel Errington-Smith & Company Limited for themselves and for the Vendors of this property, whose agents they are, give notice that:
1). The particulars are set out as a general outline for the guidance of intending purchasers, and do not constitute part of an offer or contract. 2). All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3). Photographs may have been taken with a wide angle lens. 4). No person in the employment of Nigel Errington-Smith & Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.

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.



**I Chestnut Place, Leckhampton, Cheltenham,
Gloucestershire GL53 0QE**

A substantial four bedroom detached family home, complete with a double garage, located in a quiet cul-de-sac within a highly sought after residential area, ideally positioned close to The High School, Leckhampton.



I Chestnut Place, Leckhampton, Cheltenham, Gloucestershire GL53 0QE

A substantial four bedroom detached family home, complete with a double garage, located in a quiet cul-de-sac within a highly sought after residential area, ideally positioned close to The High School, Leckhampton.

Its beautifully presented accommodation on the ground floor comprises in brief, an entrance hall, a dedicated study, a large dining room leading through to a superb living room with feature fireplace and patio doors opening onto the rear garden, an extended kitchen/breakfast room with a wonderful light and bright family room with direct access to the garden, creating an excellent space for everyday living and entertaining, alongside a utility room and downstairs cloakroom. Upstairs there are four generous bedrooms including a principal bedroom with an en-suite together with a family bathroom.

Further benefits of this fine property include double glazing, gas fired central heating, an attractive landscaped front garden, off road parking, a good sized rear garden with both patio and lawned areas, a double garage benefiting from power, lighting and pedestrian access, all with close proximity to the town centre and motorways beyond. Council tax band - F



Directions

Leave Cheltenham via A46 Shurdington Road. Turn left into Kidnappers Lane and continue straight into Farm Lane. Take the first right into Brizen Lane and then take the first left into Chestnut Place and the property can be found immediately on the left hand side.

Price:

£825,000

Tenure:

Freehold

Contact: