



Leckhampton

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ESTATE AGENTS

Leckhampton

Mornington Drive, Leckhampton, Cheltenham, GL53 0BH

£995,000 Freehold

An extended, remodelled and beautifully presented 4 bedroom, detached house, situated just a short walk from the vibrant Bath Road and much sought after schools.

REMODELLED FAMILY HOME • welcoming reception hall • generous living room • magnificent kitchen/dining/family room • cloakroom & utility • 4 bedrooms • 2 luxury bath/shower rooms • driveway providing ample off road parking • underfloor heating & double glazing • highly sought after location • no onward chain

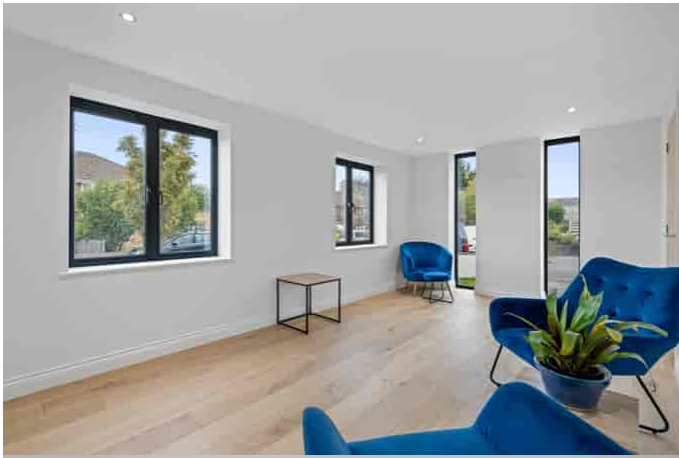
Description

A sympathetically extended, detached house which has been remodelled and upgraded, providing a stylish open plan family home. Situated within a highly sought after location, within easy distance of 'outstanding' schools, Burrow's Fields, and the bustling Bath Road with all its shopping and other excellent amenities. The beautifully presented accommodation includes a welcoming reception hall, cloakroom, utility, and generous living room. The magnificent kitchen/dining/family room has a full range of integrated appliances, Quartz worktops, and feature bi-folding floating corner doors creating a wonderful entertaining space opening onto the paved patio. On the first floor, there are 4 bedrooms (the principal bedroom with a walk-in dressing room and en suite), and a luxurious family bathroom with separate walk in shower cubicle. Outside, the driveway provides parking for multiple vehicles to the front of the property. The west facing side garden is laid to lawn with an enclosed low brick wall. Gated side access leads to the low maintenance rear garden which is beautifully landscaped with a raised lawn, edged with tree planted borders, and a generous porcelain tiled patio creating a wonderful area for outside dining/entertaining. This aspirational home further benefits from underfloor heating throughout and no onward chain.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

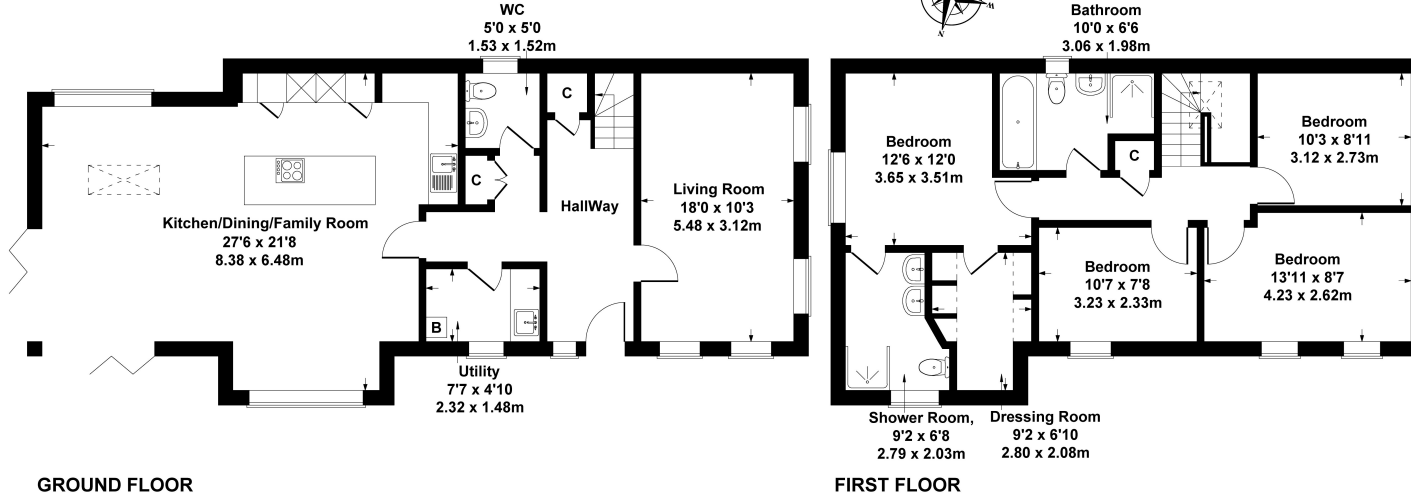




Situation

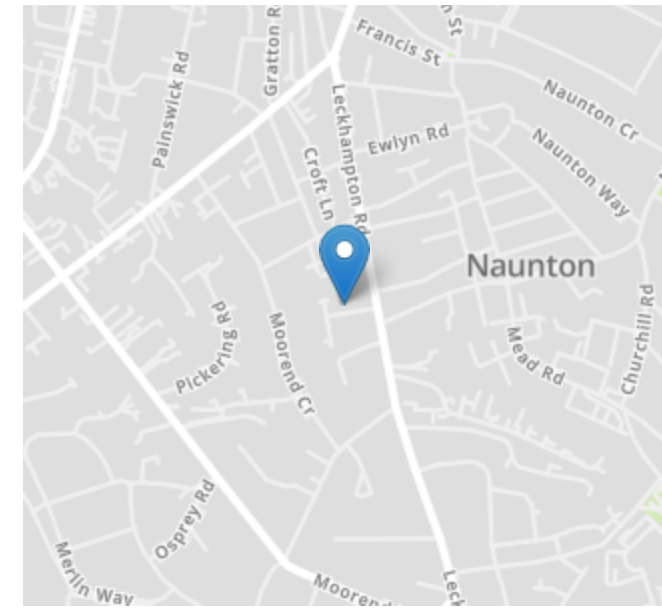
Situated just off Leckhampton Road at the foot of Leckhampton Hill, close to glorious countryside, and the lively Bath Road with a range of excellent shops, cafes and pubs. Nearby are some of Cheltenham's best primary and secondary schools, including Naunton Park, Leckhampton Primary and The High School 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.

2 Mornington Dr



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+) A		
(81-91) B		
(69-80) C	75	82
(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	

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