



Leckhampton





# Leckhampton

Pilford Road, Leckhampton, Cheltenham, GL53 9AQ

£1,100,000 Freehold

**A beautifully presented, extended family home offering spacious, versatile accommodation with a much loved, fully stocked rear garden within this highly sought after private road.**

HIGHLY SOUGHT AFTER FAMILY HOUSE • beautifully extended and upgraded family house • living room • home office/snug • boot room • kitchen/dining/living room • 4 generous bedrooms • bathroom & en suite shower room • utility & shower room • well stocked rear garden • driveway providing off road parking • private road • easy distance to 'Outstanding' local secondary school

## Description

A sympathetically extended, semi-detached family home, situated within this highly sought after private road at the foot of Leckhampton Hill, close to the 'Outstanding' High School Leckhampton. Spanning just over 2000 sq ft, this property provides generous and versatile rooms ideal for a growing family. The accommodation includes a welcoming reception hall with natural stone tiling; bay fronted living room with bespoke shutters and wood burning stove; and an impressive kitchen/dining/living area with a full range of quality units offering plenty of storage including a larder cupboard, solid wood island, built-in appliances, 180 degree wood burner, underfloor heating, feature corner window, and sliding aluminium crittal style doors leading to the porcelain tiled patio. Also on the ground floor is a versatile home office/snug, boot room, utility room, and shower room. On the first floor, there are 4 generous bedrooms, a contemporary en suite to the principle bedroom, and an attractive family bathroom, both with underfloor heating. Outside is a gravelled frontage providing off-road parking for 2/3 vehicles. The much loved rear garden has a good size, split level patio leading down to the lawn with a variety of mature shrubs and trees, including a feature olive tree. To the rear of the garden is a further seating area beside the outdoor store.







## Situation

Situated just off Old Bath 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. Cheltenham also plays host to the music, jazz, science, and literature festivals.

## Further Information:

**Local Authority** Cheltenham Borough Council.

**Tax Band** D.

**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.

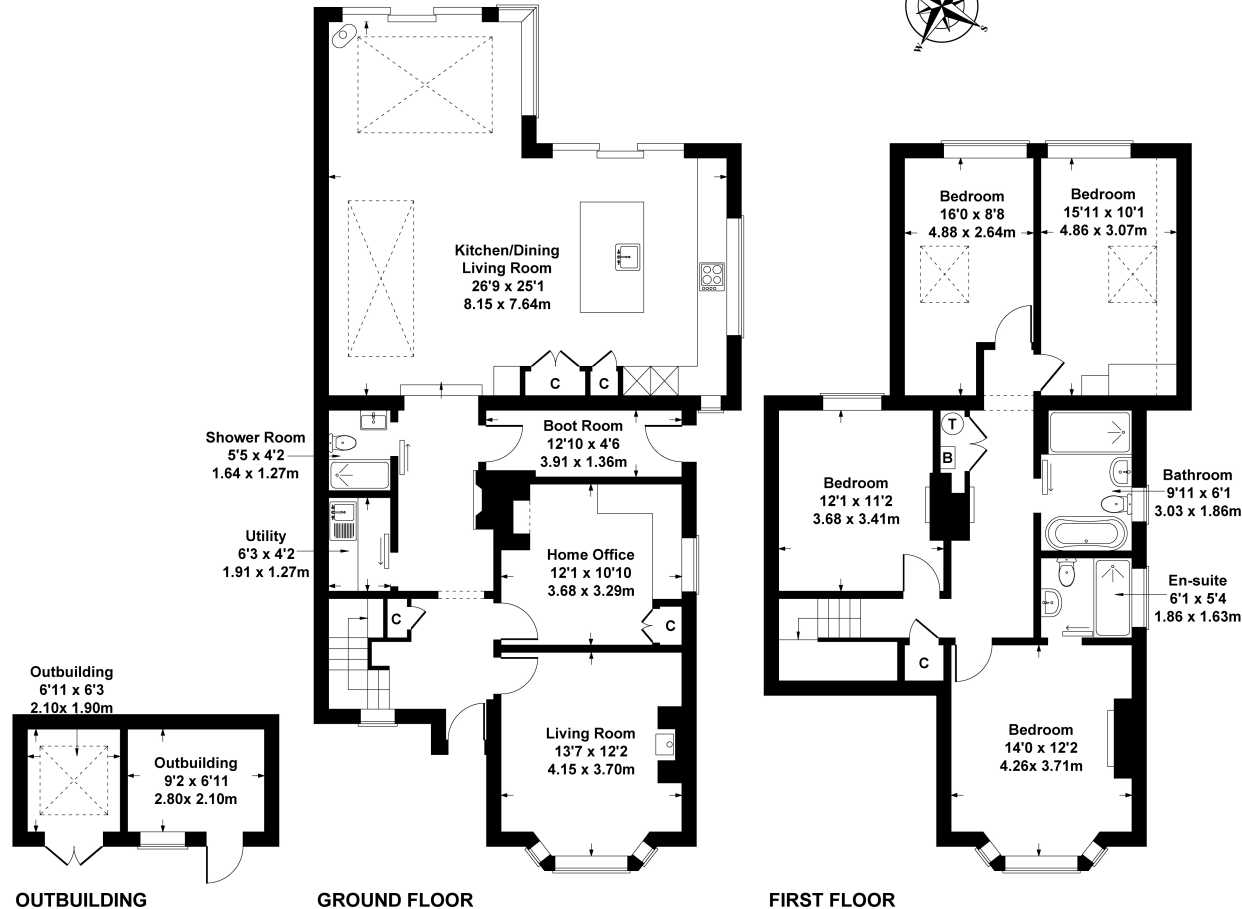
## 22 Pilford Rd

Approximate Gross Internal Area

House : 2056 sq ft - 191 sq m

Outbuilding : 108 sq ft - 10 sq m

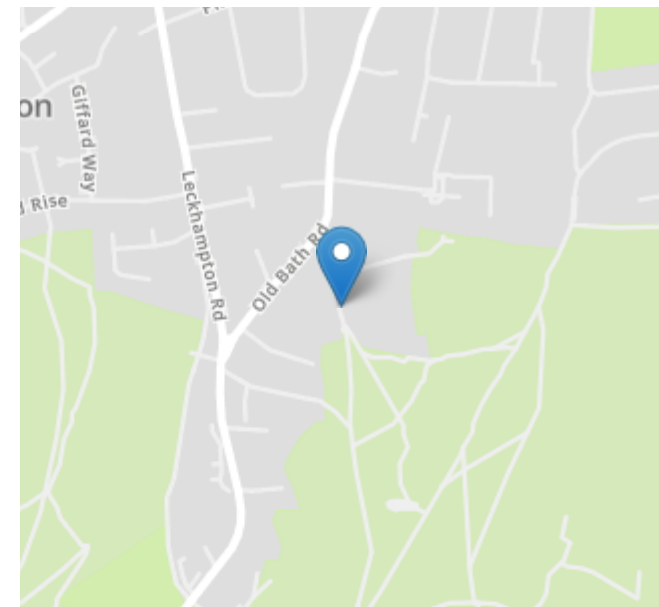
Total : 2164 sq ft - 201 sq m



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>		82
(55-68) <b>D</b>	69	
(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

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