



Leckhampton



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Southern Road, Leckhampton, Cheltenham, GL53 9AN

£800,000 Freehold

A beautifully presented, extended, characterful home offering good family accommodation and a wonderful c.136ft south facing rear garden situated within this sought after road in Leckhampton.

c.136ft SOUTH FACING GARDEN • reception hall • living room • kitchen/dining/family room • cloakroom • 3 bedrooms • family shower room • impressive south facing garden • driveway & garage • sought after location • close to excellent schools & amenities

Description

A super opportunity to purchase this sought after property which has been thoughtfully extended, creating stylish family living, situated within this desirable road at the foot of Leckhampton Hill. This impressive, semi detached home includes a welcoming reception hallway, downstairs cloakroom, and charming living room with a feature bay window and inset wood burning stove. To the rear of the house, designed to overlook the magnificent garden, is the extended kitchen/dining/family room which is beautifully appointed having a refitted kitchen which offers a range of sleek units and built-in appliances, dining area with plenty of table space, and the family area with 2 velux windows and bi-folding doors allowing plenty of light. Upstairs, there are 3 bedrooms, 2 doubles with built-in wardrobes and bedroom 3 currently used as a dressing room, all with impressive hill views. The refitted shower room has a generous walk-in shower. Outside, to the front of the property is a long gravelled driveway providing ample parking for multiple vehicles, a well established plant border, and side access leading to the brick built garage benefiting from power/light. The stunning rear garden is a particular feature of this aspirational home, enjoying a south facing aspect with paved patio ideal for outside dining/entertaining, and an extensive lawn with a variety of mature trees and shrubs backing onto the beautiful Leckhampton Hill.





Situation

Situated just off Old Bath Road at the foot of Leckhampton Hill, close to glorious countryside, and within a short distance of 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.

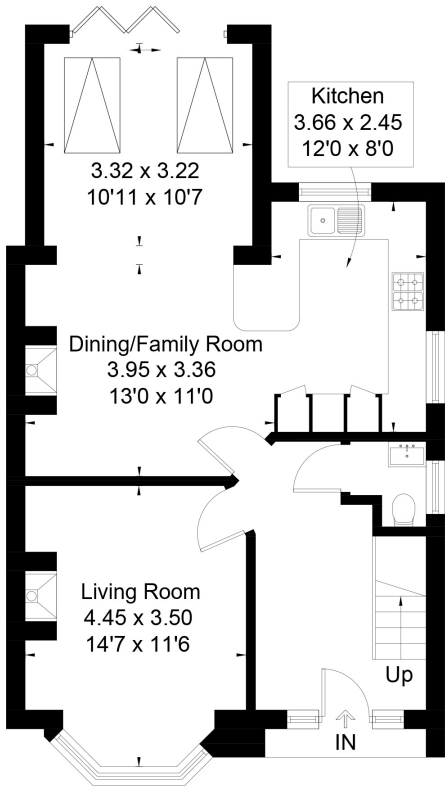
Heating Gas Central Heating.

Broadband FTTP connected to the property.

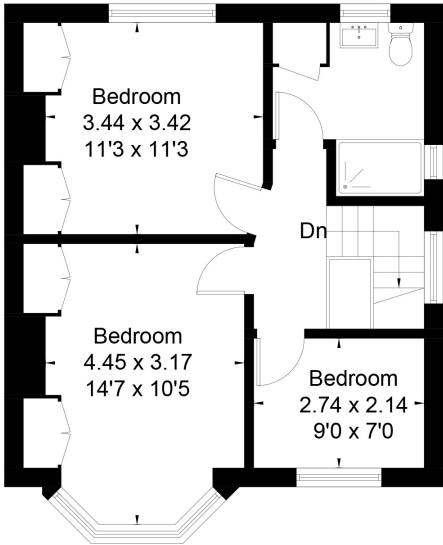
Purchasers should carry out their own investigations regarding the suitability of these services.

Agents Note An agreement exists regarding the strip of land at the front of the property, whereby that land is owned by Cheltenham Borough Council. No annual payment has been collected since the vendors have owned the property.

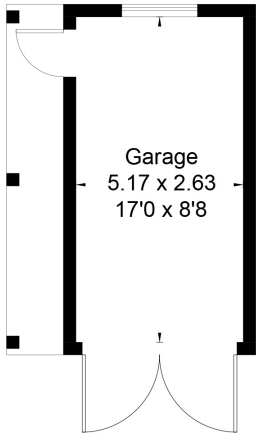
Approximate Floor Area = 107.8 sq m / 1160 sq ft
Garage = 13.6 sq m / 146 sq ft
Total = 121.4 sq m / 1306 sq ft



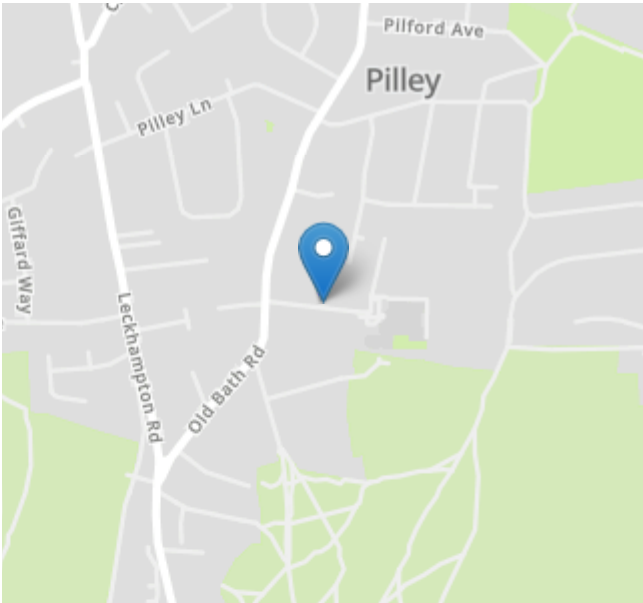
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #95636

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