



Leckhampton

 Nick  
**GRIFFITHS**  
ESTATE AGENTS

# Leckhampton

Ewlyn Road, Leckhampton, Cheltenham, GL53 7PB

£800,000 Freehold

**A handsome, extended, characterful home offering versatile accommodation, situated within this much sought after road.**

PERIOD SEMI DETACHED HOUSE • entrance hall • living room • study/playroom • extended kitchen/dining room • boot room & cloakroom • cellar storage room • utility room • 4 bedrooms • family bathroom & en suite shower room

## Description

A charming, sympathetically extended, semi-detached family home, situated in a sought after road in Leckhampton, within walking distance of good local schools and the bustling Bath Road. Spanning c.1948 sq ft, this property is deceptively spacious and set over 4 floors. The accommodation comprises a welcoming entrance hall; a characterful living room with bay window and a feature fireplace with log burning stove; a boot room which leads to the cloakroom; a versatile study/playroom; and an impressive extended kitchen/dining room with attractive sleek modern units, built-in appliances, central island, underfloor heating, exposed brick walling, and a vaulted ceiling with skylights. The lower ground floor offers further potential (subject to the necessary permissions) and is currently being used as a spacious utility and good size store room. On the first floor, there are 3 double bedrooms, a family bathroom, and stairs leading to the converted second floor with further double bedroom and en suite shower room. The enclosed garden has a paved patio adjoining the house and steps down to the lawn with established borders and a further seating area.

## 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.



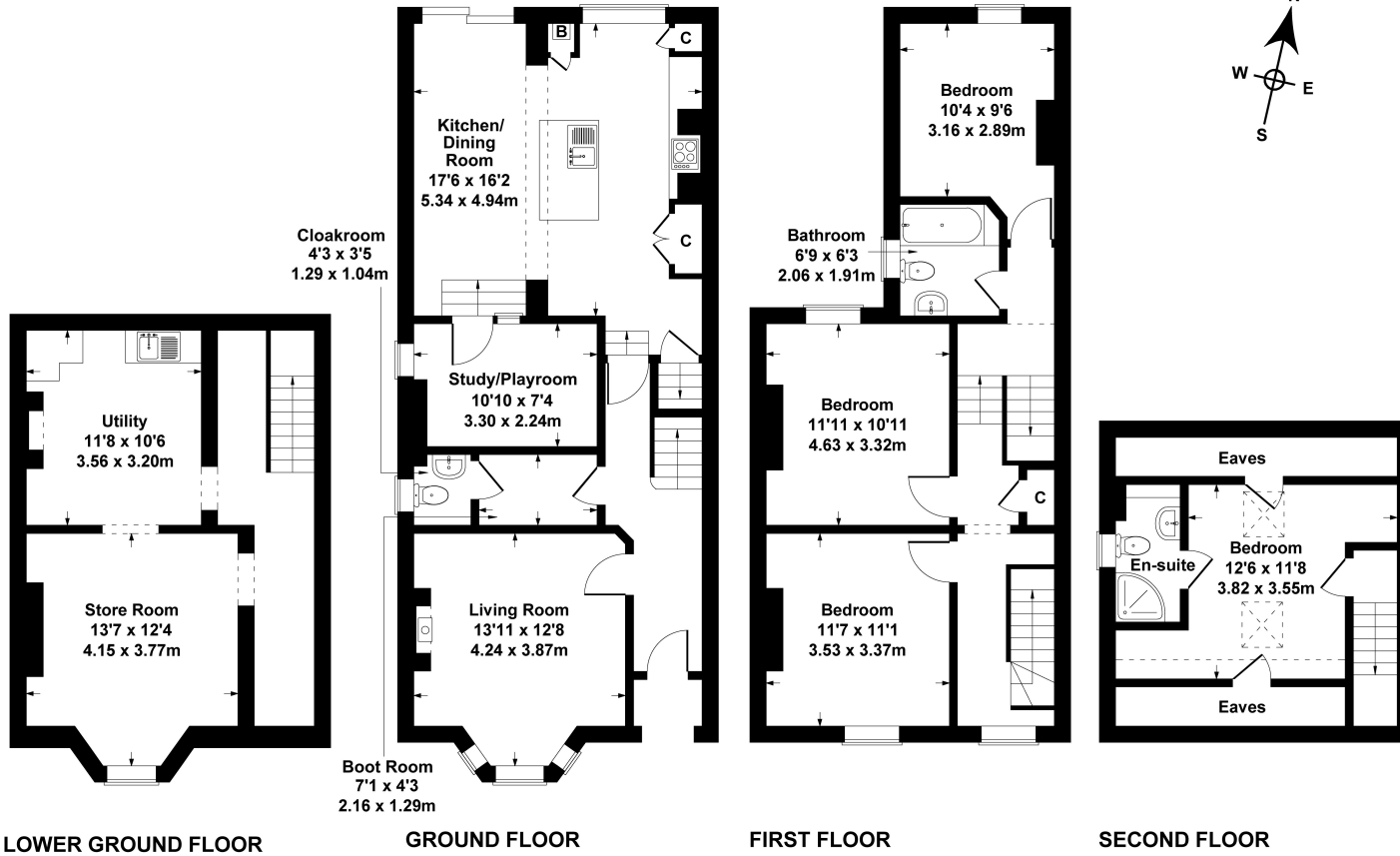
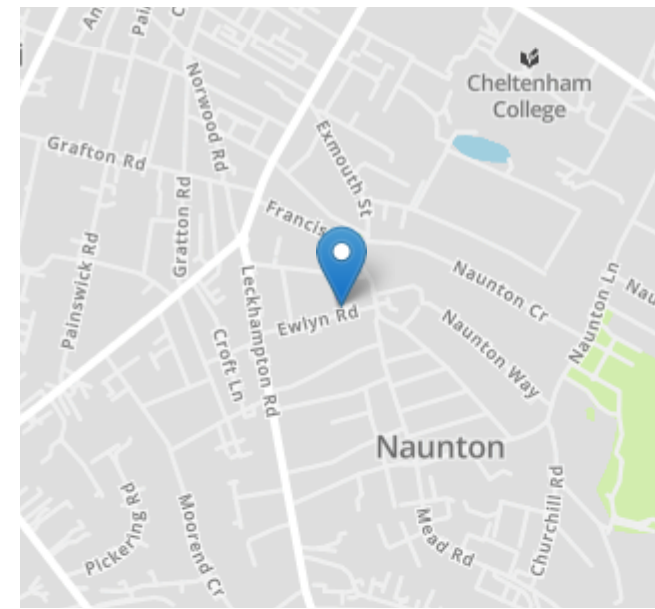


### **Situation**

A lovely residential location, close to Naunton Park Rose Gardens, excellent schools, and Bath Road offering a variety of shops, bars and cafes. Cheltenham is a 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 currently held in Imperial Gardens.

# 22 Ewlyn Rd

Approximate Gross Internal Area  
1948 sq ft - 181 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>75</b>
<b>C</b>		
(55-68)	<b>62</b>	
<b>D</b>		
(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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