

Leckhampton

 Nick
GRIFFITH
ESTATE AGENTS

Leckhampton

Orchard Mead, Pilford Avenue, Leckhampton, CheltenhamGL539EH

£695,000 Freehold

A spacious family home offering versatile accommodation, situated within this most sought after private road close to good local primary and secondary schools.

SOUGHT AFTER PRIVATE ROAD • entrance porch • reception hall • cloakroom • living room • family room • dining room • kitchen/breakfast room • 3 bedrooms • family bathroom • loft room with ensuite shower room • garage • driveway • mature garden • close to excellent schools & amenities

Description

This spacious family home offers plenty of potential to further extend (subject to the necessary building/planning permissions), situated at the foot of Leckhampton Hill at the end of a no-through private road, with easy access to The Old Patesians playing fields and much sought after local schools. The accommodation, which would benefit from a remodel to maximise the living space, includes a reception hall, useful cloakroom, living room with feature fireplace (not in working order at present) and box bay window, and a family room with log burning stove opening into the dining room with wall to ceiling windows and door overlooking the secluded rear garden. The kitchen has an opening into the breakfast room with a stable door giving side access to outside. Upstairs, there are 3 bedrooms and a family bathroom on the first floor, and a further loft room with en suite shower room on the second floor. Outside, there is a driveway providing parking and leading to the car-port and garage. To the rear is a mature garden which is mainly laid to lawn, and a summer house providing a wonderful garden retreat.

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.



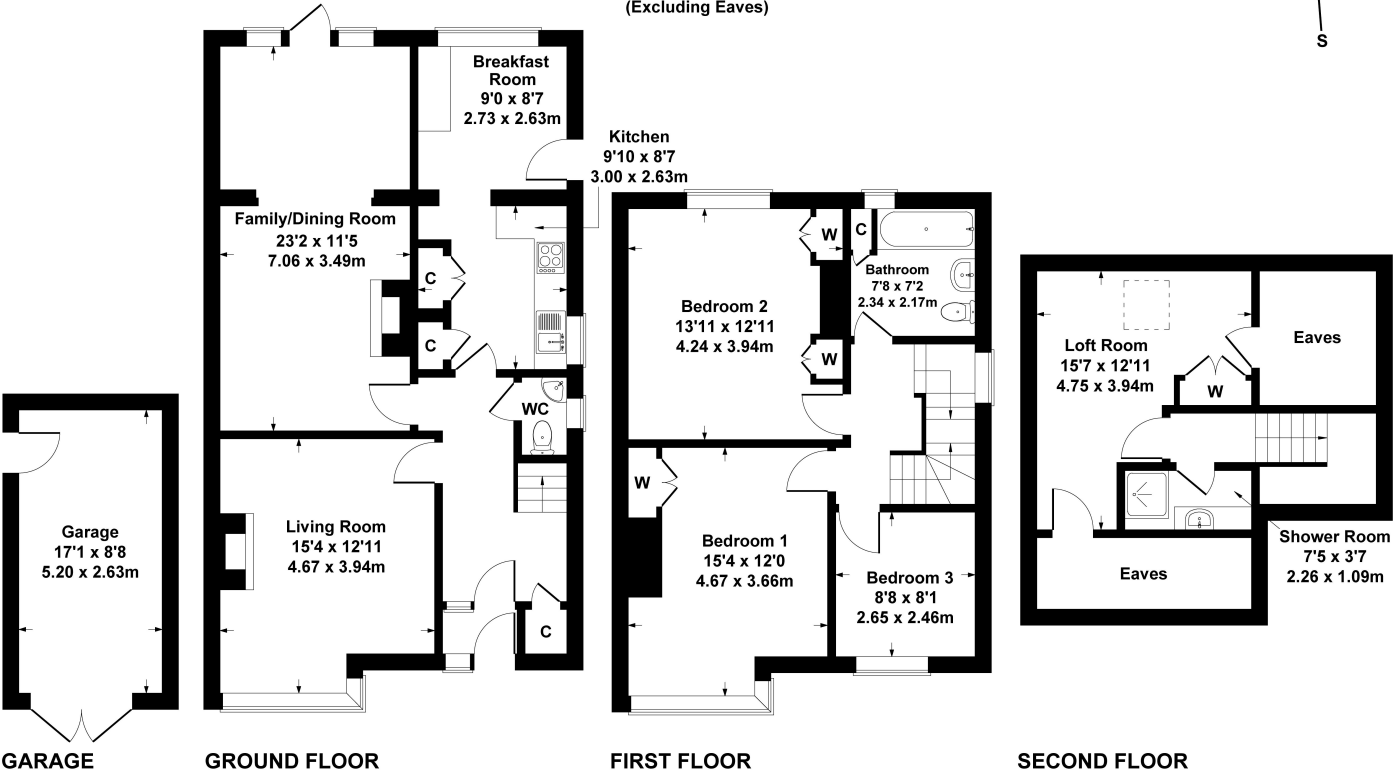
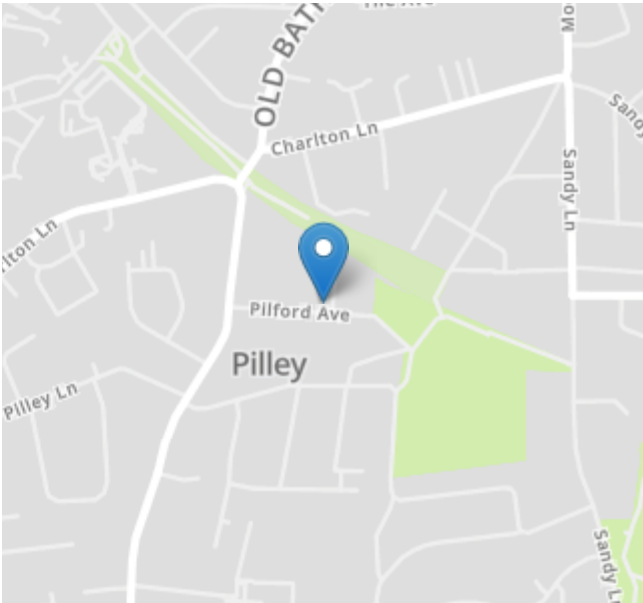


Situation

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 Leckhampton High School. 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.

Orchard Mead, 18 Pilford Avenue

Approximate Gross Internal Area
House : 1604 sq ft - 149 sq m
Garage : 151 sq ft - 14 sq m
Total : 1755 sq ft - 163 sq m
(Excluding Eaves)



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 | | 80 |
| (55-68) D | 67 | |
| (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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