



Leckhampton



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Wychbury Close, Cheltenham, GL53 0HT

£895,000 Freehold

An exceptional 3 bedroom detached bungalow, situated in this small private road in the heart of Leckhampton.

APPROX 1850 SQUARE FEET • reception hall • cloakroom • living room • dining room • kitchen/breakfast room • utility room • study • 3 double bedrooms • 3 luxury bath/shower rooms • garage & driveway • store room • low maintenance garden

## Description

A beautifully presented property which has been thoughtfully remodelled and upgraded, providing stylish and practical living space. The accommodation includes a reception hall, c. 5.71 x 4.87m living room with wood burner, dining room with automatic feature vaulted skylight and doors to the rear garden, a kitchen/breakfast room, separate utility room, cloakroom, and a small study. There are 3 good size double bedrooms and 3 luxury bath/shower rooms (2 en suite), the master bedroom also has a walk-in wardrobe. Outside is a low maintenance garden, garage (for small car), parking for 2/3 cars, and a store room. The property further benefits from gas central heating and double glazing.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** F. **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.



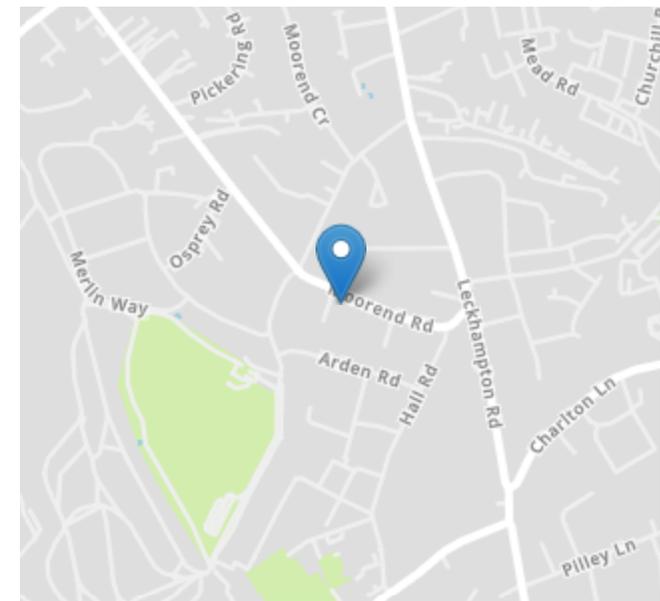
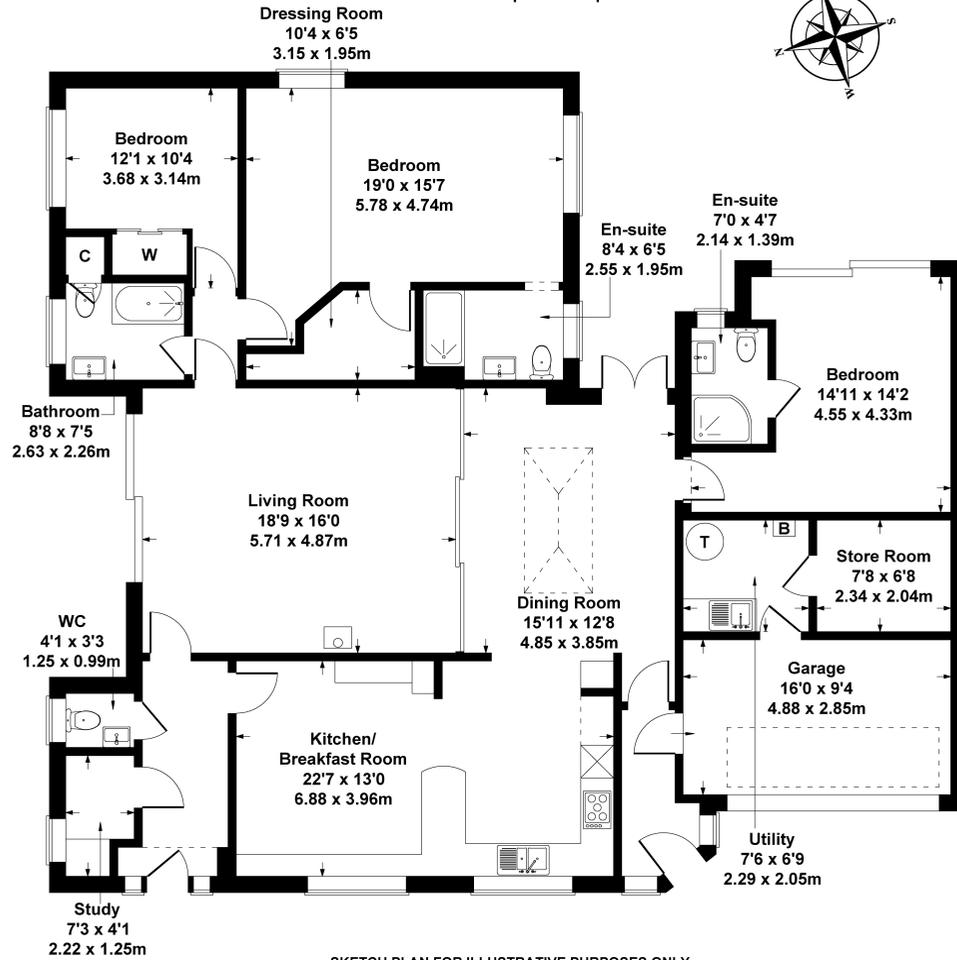


### Situation

Situated towards Leckhampton Hill and glorious countryside walks, also close to the vibrant Bath Road, offering a range of excellent shops, cafes and pubs. Nearby are some of Cheltenham's best primary and secondary schools including Leckhampton and Naunton Park Primary's & High School Lechampton. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

# 6 Wychbury Close

Approximate Gross Internal Area  
 House : 1862 sq ft - 173 sq m  
 Garage : 151 sq ft - 14 sq m  
 Total : 2013 sq ft - 187 sq m



| 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>                                    |                         |           |
| (55-68)                                     |                         |           |
| <b>D</b>                                    |                         |           |
| (39-54)                                     |                         |           |
| <b>E</b>                                    |                         |           |
| (21-38)                                     |                         |           |
| <b>F</b>                                    |                         |           |
| (1-20)                                      |                         |           |
| <b>G</b>                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        |                         |           |
|   | 71                      | 81        |
|   | EU Directive 2002/91/EC |           |

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.

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