



Leckhampton



Nick  
**GRIFFITH**  
ESTATE AGENTS



# Leckhampton

Charnwood Close, Cheltenham, GL53 0HL

£895,000 Freehold

An extended, remodelled, beautifully presented, 4 bedroom, detached family house, situated in this quiet no through road close to good schools and amenities.

REMODELLED FAMILY HOME • reception hallway • c.18ft kitchen/dining room • living room • home office • snug/playroom • utility & cloakroom • 4 bedrooms • 2 en suites and family bathroom • garage • ample off-road parking

## Description

An impressive property which has been thoughtfully extended and reconfigured, creating stylish and versatile family living, nestled within this quiet cul-de-sac position with super views to Leckhampton Hill. This aspirational family home includes a good size reception hall; downstairs cloakroom; generous living room; stunning kitchen/dining room with a full range of quality integrated appliances, quartz worktops, feature aluminium (crittle style) full length windows, and double doors opening to the rear garden; and a utility room. Also on the ground floor is an additional study and a separate snug/playroom. Upstairs, there are 4 generous bedrooms, 2 en suite shower rooms and the modern family bathroom. Outside, there is a good size frontage providing off-road parking for multiple cars and access to the single attached garage. The enclosed rear garden is mainly laid to lawn and inset with a large patio seating area, ideal for outside dining. Cheltenham Borough Council - Tax Band E.



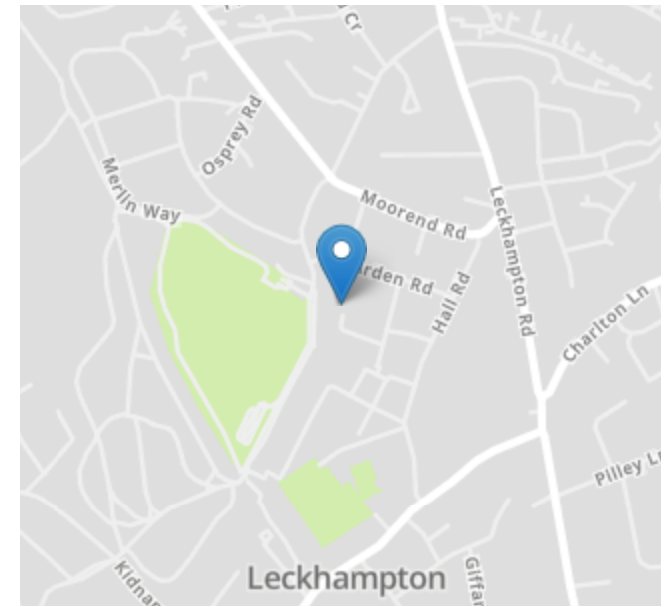
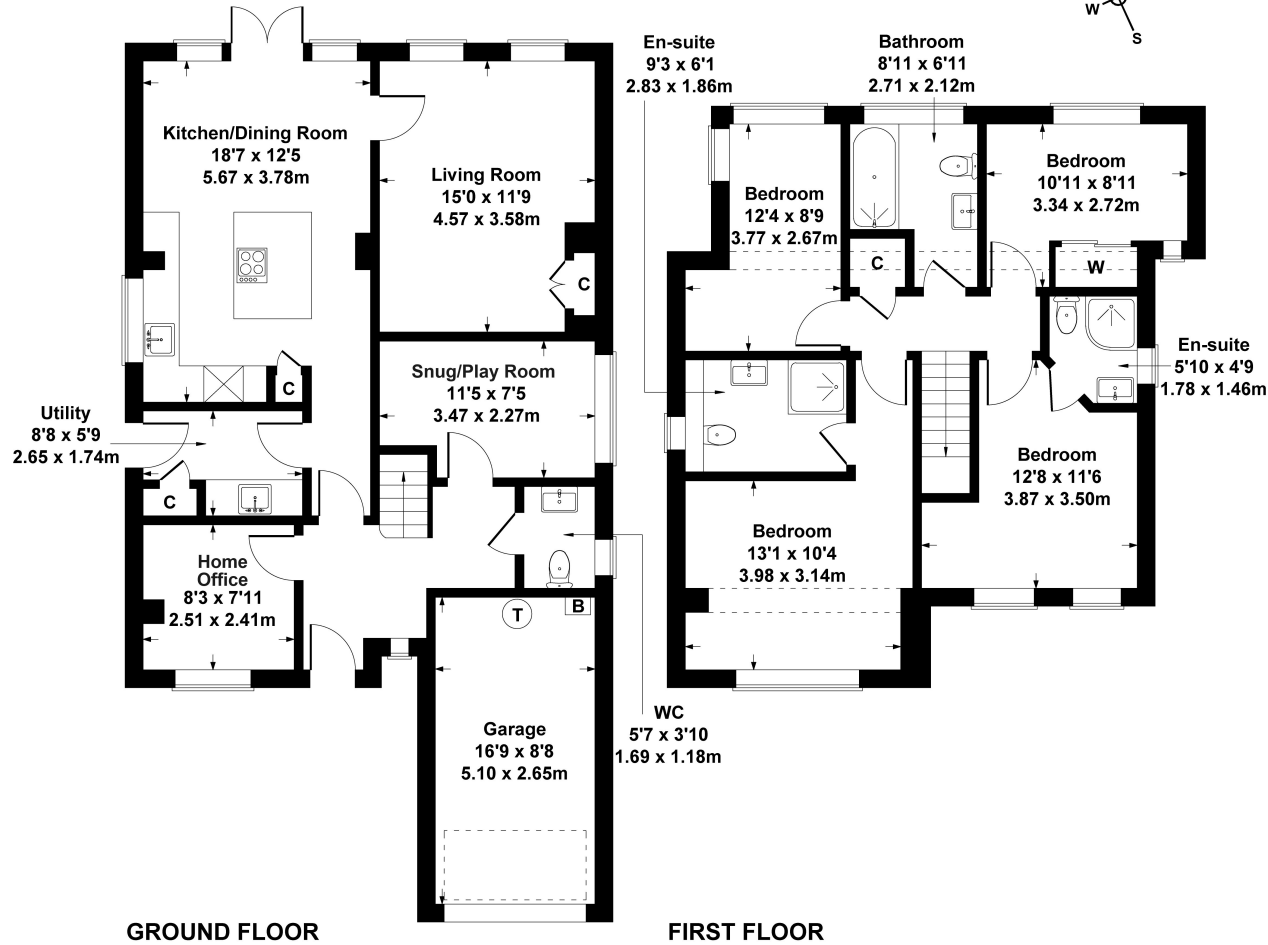
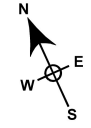


### Situation

Charnwood Close is a highly popular location within Leckhampton, just a short walk to Burrows Field, Bath Road shopping area, schools for all ages, and beautiful countryside walks. 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 currently held in Imperial and Montpellier Gardens.

# 7 Charnwood Close

Approximate Gross Internal Area  
1593 sq ft - 148 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(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		
England, Scotland & Wales	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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