

# PerryBishop

PROPERTY MADE PERSONAL



**Moorend Park Road**, Leckhampton, Cheltenham, Gloucestershire GL53 0LA

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## Key Features



5  
Bedrooms



3  
Bathrooms



2  
Receptions

- Period detached property
- Five bedrooms
- Beautifully decorated
- Ample living space
- Off street parking
- Large garden with outbuilding
- Excellent location
- EPC D

## About the property

Situated on a beautiful tree lined road in Leckhampton sits this handsome period detached home.

The property is approached via a large tiled driveway suitable for up to four cars, which is framed by mature hedging, providing ample privacy for this gorgeous home and leads to an attached garage. The porch is delightfully framed by purple wisteria and covered steps lead up to the stain glass front door.

The living space downstairs is perfect for families and entertaining and spans approximately 930 sq. ft.

The ground floor accommodation is thoughtfully designed and comprises a cosy, inviting living room, a practical utility room for added convenience, and a spacious open-plan dining room, kitchen, and family area. The kitchen is well-equipped with modern appliances, ample storage, and countertop space,

seamlessly flowing into the dining and family areas, creating a perfect hub for entertaining and daily living.

Upstairs, the first floor houses three generously sized double bedrooms. The master bedroom is a luxurious retreat with an en suite bathroom, offering privacy and comfort and a walk in wardrobe. A contemporary family bathroom and a separate shower room ensure that morning routines run smoothly.

The loft has been expertly converted to include two additional well-proportioned bedrooms, providing flexible living space that can be used as guest rooms, home offices, or playrooms.

The expansive garden is a true highlight of this property, featuring a large, unique Folly complete with a mezzanine level and a convenient W.C. This enchanting structure offers a versatile space for relaxation, social gatherings, or even a private studio or office. The garden itself is a blend of lush greenery, mature plants, and open areas, perfect for outdoor activities and leisure.

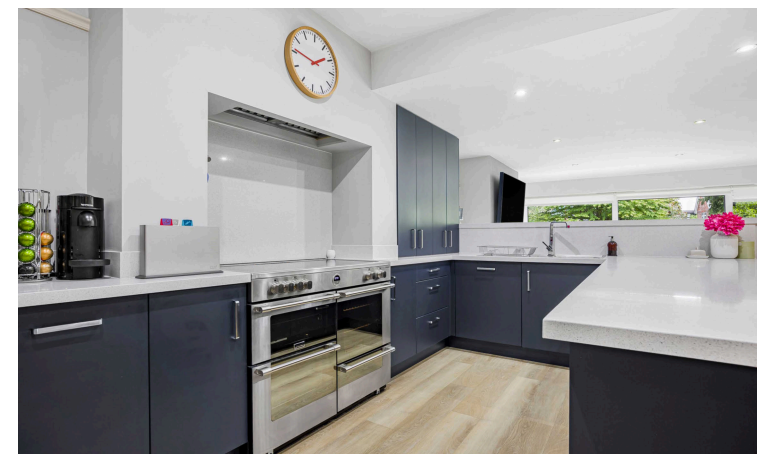
This property masterfully combines thoughtful design, practical features, and charming details, making it an ideal family home in a tranquil setting.

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom

## Amenities

Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham town centre, and often



first on buyers' lists. Bath Road, which has an excellent collection of local shops, including a delicatessen, butchers, greengrocers, and bakers, together with pubs, cafes and restaurants, offers a wide range of catering for all tastes. The area has several excellent primary schools, good bus services to the Town Centre and plenty of attractive parks and playing fields. There is also a quick and easy access to the M5 and the A417 to Swindon via the nearby Brockworth bypass.

#### **Directions**

From Cheltenham town centre, proceed along Bath Road through the Leckhampton shopping area. At the roundabout, turn right for Shurdington Road and continue to the traffic lights. At the traffic lights, turn left on to Moorend Park Road. The property is on the right hand side.

#### **Services & Tenure**

The tenure is Freehold. All mains services are understood to be connected.

#### **Local Authority**

Cheltenham Borough Council

Council Tax Band F

#### **Our reference**

LECK/SB/KF/03062024

#### **We'd love to hear from you**

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

E: [leckhampton@perrybishop.co.uk](mailto:leckhampton@perrybishop.co.uk)

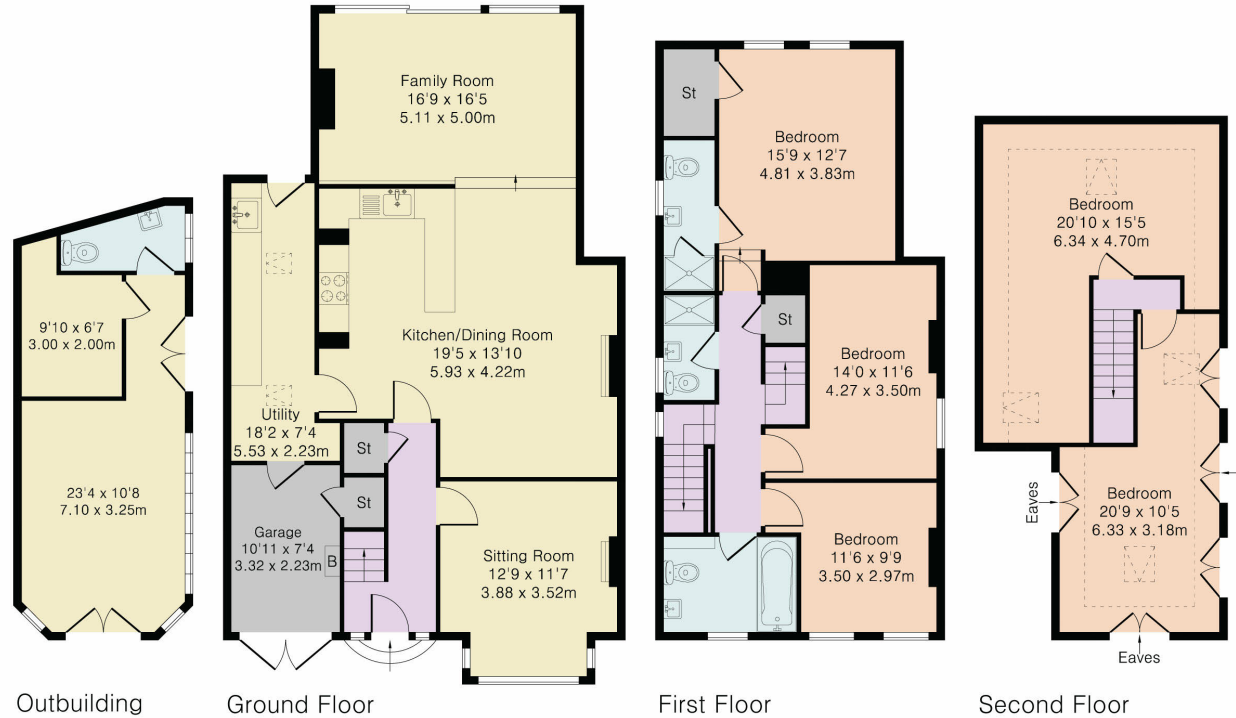








Approximate Gross Internal Area 2300 sq ft – 213 sq m  
 Ground Floor Area 930 sq ft – 86 sq m  
 First Floor Area 640 sq ft – 59 sq m  
 Second Floor Area 449 sq ft – 42 sq m  
 Outbuilding Area 281 sq ft – 26 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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E: [leckhampton@perrybishop.co.uk](mailto:leckhampton@perrybishop.co.uk)

[perrybishop.co.uk](http://perrybishop.co.uk)

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