

PerryBishop

PROPERTY MADE PERSONAL



Salterley Grange, Leckhampton Hill, Cheltenham, Gloucestershire, GL53 9QW

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Leckhampton Hill, Cheltenham, Gloucestershire, GL53 9QW

Key Features



5

Bedrooms



3

Bathrooms



3

Receptions

- Idyllic rural location close to Leckhampton
- 21' Sitting/dining room
- Large kitchen/breakfast room and conservatory
- Five bedrooms and three bath/shower rooms
- Double garage and ample driveway parking
- Mature southerly facing garden
- Well situated for Cheltenham, Cirencester and Gloucester

About the property

Located within the Cotswold Area of Outstanding Natural Beauty, close to Leckhampton and its range of excellent local schools and amenities is this most spacious and versatile home with a detached double garage and a southerly facing rear garden. The property is offered to the market with no onward chain.

The well proportioned accommodation is arranged over two floors and extending to around 3,154 square feet, the accommodation is naturally light due to the south facing aspect. It is also very flexible with 3-4 ground floor bedrooms in addition to a master suite that spans the entire first floor.

The kitchen/dining room is relatively open plan with double doors linking the two rooms and sliding doors from the sitting room leading out into the conservatory.

Enjoying views over the garden, the kitchen centres on

an island with room for a dining table, whilst the living room focuses on a wood burning stove and has a dual aspect to the front and rear of the property.

Whilst the master suite occupies the first floor, there is another guest suite on the ground floor, two/three further bedrooms depending on whether one becomes a study, and a family bathroom and a boiler room. There is plenty of built in storage and wardrobes in the main bedrooms.

The south facing garden is terraced with two good size patio areas and steps down to an enclosed lawn, with established planting and a mature apple tree. There is ample parking to the front of the property and a double garage.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Directions

Directions From the town centre proceed along Bath Road, passing Eagle Tower and our office. At the traffic



island take the left fork into Leckhampton Road, continuing past a mini-roundabout until the road begins to ascend Leckhampton Hill. Continue up Leckhampton Hill for approximately 1.4 miles and you will see the turning on your left hand side for Salterley Grange. Follow the road in and keep going straight, the road will naturally bend round to the right and the property will be found towards the end on your right hand side.

Services & Tenure

The tenure is Freehold. Mains water, septic tank, oil, and electricity are connected.

Local Authority

Cotswold District Council

Council Tax Band: F

Our reference

CHE/GW/RN/14082023

We'd love to hear from you

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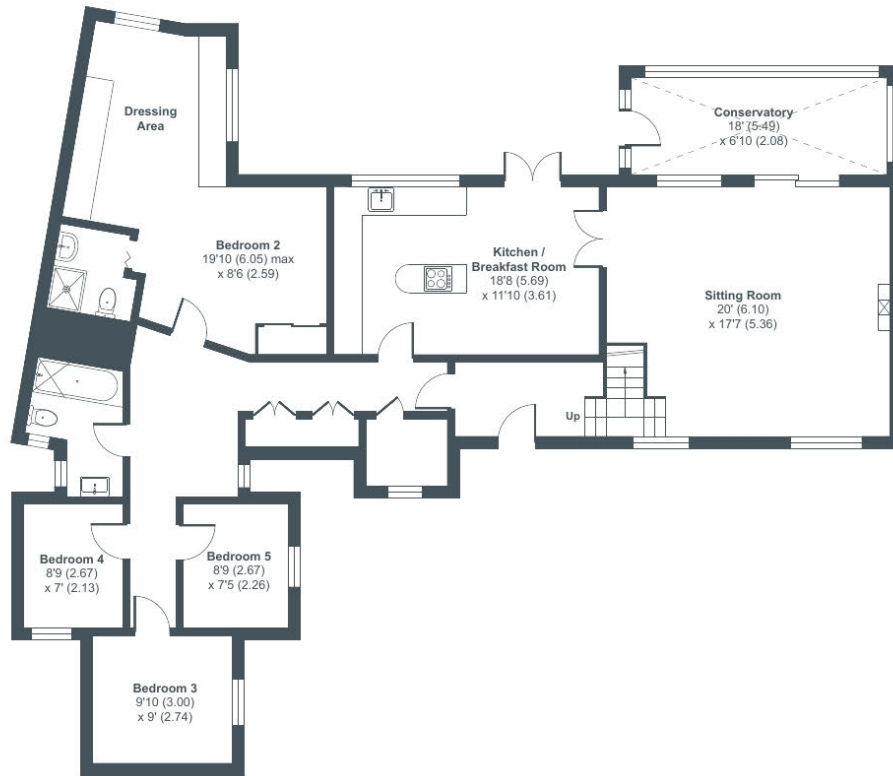




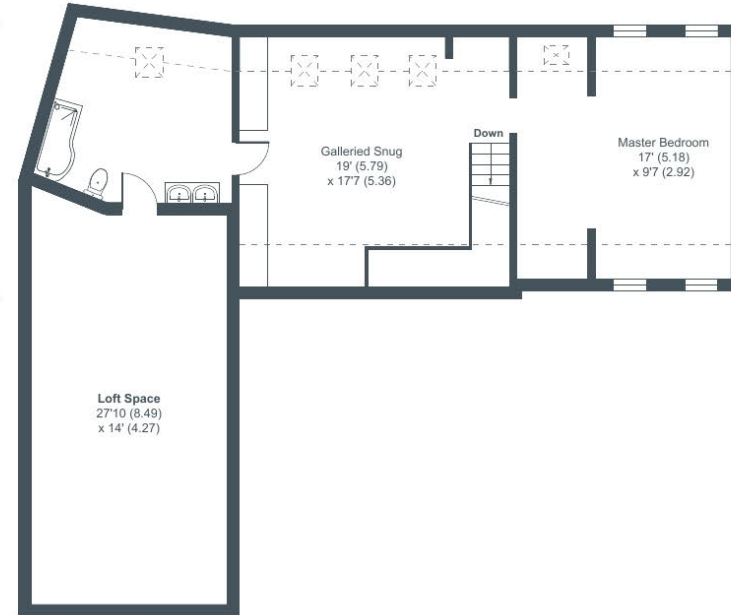
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Approximate Area = 2476 sq ft / 230 sq m
Limited Use Area(s) = 207 sq ft / 19.2 sq m
Total = 2683 sq ft / 249.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Perry Bishop. REF: 1020260





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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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