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PROPERTY MADE PERSONAL



Naunton Park Road, Leckhampton, Cheltenham, Gloucestershire GL53 7DG

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Key Features



4
Bedrooms



3
Bathrooms



3
Receptions

- Charming period home
- Four bedrooms
- Exceptional open-plan living space
- Character features
- Stunning principal suite
- Southwest-facing garden
- Prime location
- EPC: D

About the property

Nestled on a picturesque, tree-lined street among elegant Edwardian and Victorian homes, this exceptional residence seamlessly blends period charm with contemporary style. Offering generous living and bedroom accommodation, the property showcases beautiful character features, high-quality fittings, and an effortless flow of space filled with natural light.

Upon entering, the reception hall impresses with a decorative moulded ceiling arch and corbels, leading to a charming sitting room. This cosy retreat features an open stone fireplace, deep alcoves with bespoke shelving and storage, ceiling coving, a picture rail, and a wide bay window adorned with plantation shutters.

The rear of the home boasts an outstanding open-plan living space, ideal for both relaxation and entertaining. This impressive area incorporates a beautifully designed kitchen/dining room, a cosy sitting area with a wood-burning stove, and an extended living space with bi-fold doors opening onto the garden. The kitchen is fitted to an

exceptional standard, offering an extensive range of cabinetry, sleek granite worktops, a central island with breakfast bar, and high-spec integrated appliances. A dining area comfortably accommodates a full suite, while vertical radiators and skylights contribute to the bright and stylish ambience.

On the first floor, the spacious front bedroom benefits from an en suite shower room, while two further well-proportioned bedrooms are served by a stylish family bathroom. A staircase leads to the stunning principal suite on the top floor-an exquisite retreat featuring bi-fold doors that open to breathtaking views over Naunton Park towards Leckhampton Hill. This luxurious space easily accommodates a super-king bed and seating area, complemented by a sleek en suite shower room.

Set back from the leafy avenue, the property enjoys an attractive frontage with a pathway leading to the entrance and gated side access to the rear garden. The southwest-facing garden is a wonderful outdoor space, featuring a generous lawn, deep planted borders, a mature tree, and a stylish decked terrace extending from the open-plan living area-perfect for alfresco dining. A painted garden shed and a paved seating area complete this beautifully enclosed, private retreat.

This truly outstanding home offers a rare combination of character, space, and modern luxury in one of the most desirable locations.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about



known legal aspects such as rights of way, restrictions, and accessibility information.

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 as far as the traffic lights at Cheltenham College. Turn left into Thirstaine Road and at the far end turn right on to Old Bath Road. Continue for a few hundred yards, turning right after the East Glos Tennis Club on to Naunton Park Road. The property will be found on the left-hand side.

What3Words: ///super.cargo.guitar

Services & Tenure

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

Local Authority

Cheltenham Borough Council

Council Tax Band- E

Our reference

LECK/SB/MS/29012025

We'd love to hear from you

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47 Naunton Park Road, Cheltenham, Gloucestershire
1819 Sq Ft/169 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.
☐ Denotes restricted head height
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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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