

PerryBishop

PROPERTY MADE PERSONAL



Allenfield Road, Leckhampton, Cheltenham, Gloucestershire GL53 0NA

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Key Features



5
Bedrooms



3
Bathrooms



3
Receptions

- Spacious remodelled detached family home
- Five bedrooms, three bathrooms
- In all 2,586 sq ft
- Garage and driveway parking
- Tucked away no through road location
- Close to excellent local amenities and schools
- Good sized landscaped gardens
- EPC C

About the property

An extended, and beautifully presented five bedroom detached family house, which has been remodelled and upgraded, providing a stylish open plan family home, situated within this highly sought after location, within walking distance of 'outstanding' schools, Burrow's Fields and other excellent amenities.

The immaculate and well proportioned accommodation in all measures 2,586 sq ft and includes a good size reception hall, cloakroom, generous living room, a magnificent kitchen/breakfast/family room with a full range of quality integrated Neff appliances, quartz worktops, stone tiles and bi-folding doors opening on to the rear garden, and a large utility room. Also on the ground floor is an additional family room and study. There is under floor heating right across the rear of the ground floor, from the utility room through the kitchen/dining room to the family room and study inclusive.

On the first floor is a spacious landing, three double bedrooms, and a luxurious family bathroom with a separate shower cubicle. The master bedroom is particularly impressive with a large en suite room.

On the second floor, there are a further two bedrooms, one of which is en suite, a dressing area and under-eaves storage.

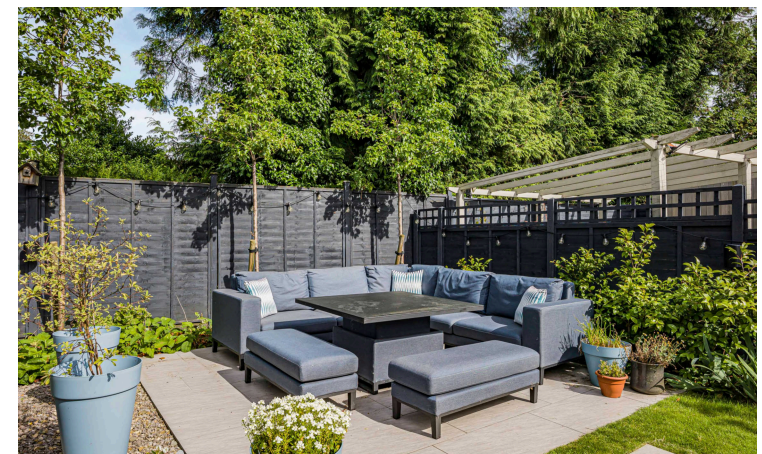
Outside, there is a driveway providing parking for two to three cars, a garage with electric door, pedestrian side access, and a mature rear garden with lawn and seating areas.

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, passing our offices in Leckhampton. Bear right at the island on to Shurdington Road until a left turn for Moorend Park Road. Take the next right into Osprey Road - at the t-junction turn right on to Allenfield Road and the property will be found 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 E

Our reference

LECK/GW/KF/12072024

We'd love to hear from you

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

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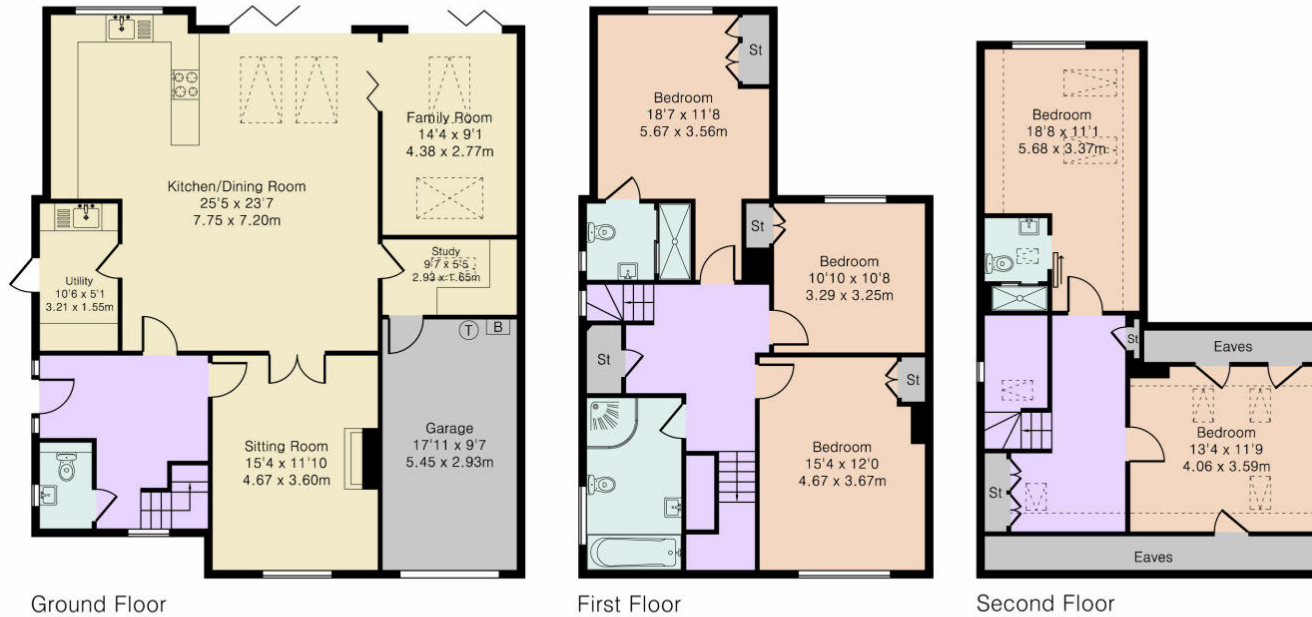


THIS
KITCHEN
IS FOR
DANCING





Approximate Gross Internal Area 2586 sq ft – 240 sq m
 Ground Floor Area 1264 sq ft – 117 sq m
 First Floor Area 793 sq ft – 74 sq m
 Second Floor Area 529 sq ft – 49 sq m



Ground Floor

First Floor

Second Floor



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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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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