

Churchill Road, Leckhampton, Cheltenham, Gloucestershire GL53 7EG



Semi-detached home • Four bedrooms • Converted loft • Extended to rear • West facing garden
• Garage • Driveway • EPC D

Churchill Road,

Leckhampton, Cheltenham, Gloucestershire GL53 7EG

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

A period four-bedroom semi-detached house that has been extended to provide a fabulous family home. The property is deceptively spacious and provides light and airy living accommodation throughout with a highly impressive open plan contemporary kitchen/dining/family room that has glazed bi-fold doors opening on to the large west facing rear garden. It is in a highly sought after location opposite the extremely popular Naunton Park primary school and within good high school catchment too.

This property is approached via an attractive brick paved fore garden which leads to an enclosed porch opening into the entrance hallway which has stripped and polished floorboards, an understairs cloakroom and stairs rising to the first floor. The spacious front reception room features a cast iron insert fireplace and coving to the ceiling. At the rear, the open-plan contemporary 'Keller' kitchen provides a range of high and low level units with over-counter lighting, tiled flooring and under floor heating which is open to the fabulous family/dining room awash with natural light via rooflights and the bi-fold doors on to the garden. There is also a separate utility room with sink and drainer.

On the first floor are two double bedrooms, a single bedroom and a three piece family bathroom suite including panel bath, wash-hand basin and WC with tiled flooring, heated towel rail and part tiled walls. On the second floor is the spacious master bedroom with generous eaves storage, en-suite shower room and fantastic views towards the Malvern Hills.

The large rear garden is west facing with an attractive patio off the rear of the house and has a lovely open aspect, enclosed by wooden fence boundaries - perfect for a family to play and relax in. To the front of the property there is a tarmac driveway providing off street parking and single garage to the side.

A superb family home in a much sought after location and within just a short walk to Leckhampton's Bath Road with its varied range of shops and restaurants.

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 and on to Leckhampton Road. Continue some way along before taking a left hand turn into Naunton Lane. Continue along until the mini roundabout opposite Naunton Park - turn right onto Churchill Road and the property can be found along 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 C

Our reference

FAR/NB/KF/03042024

We'd love to hear from you

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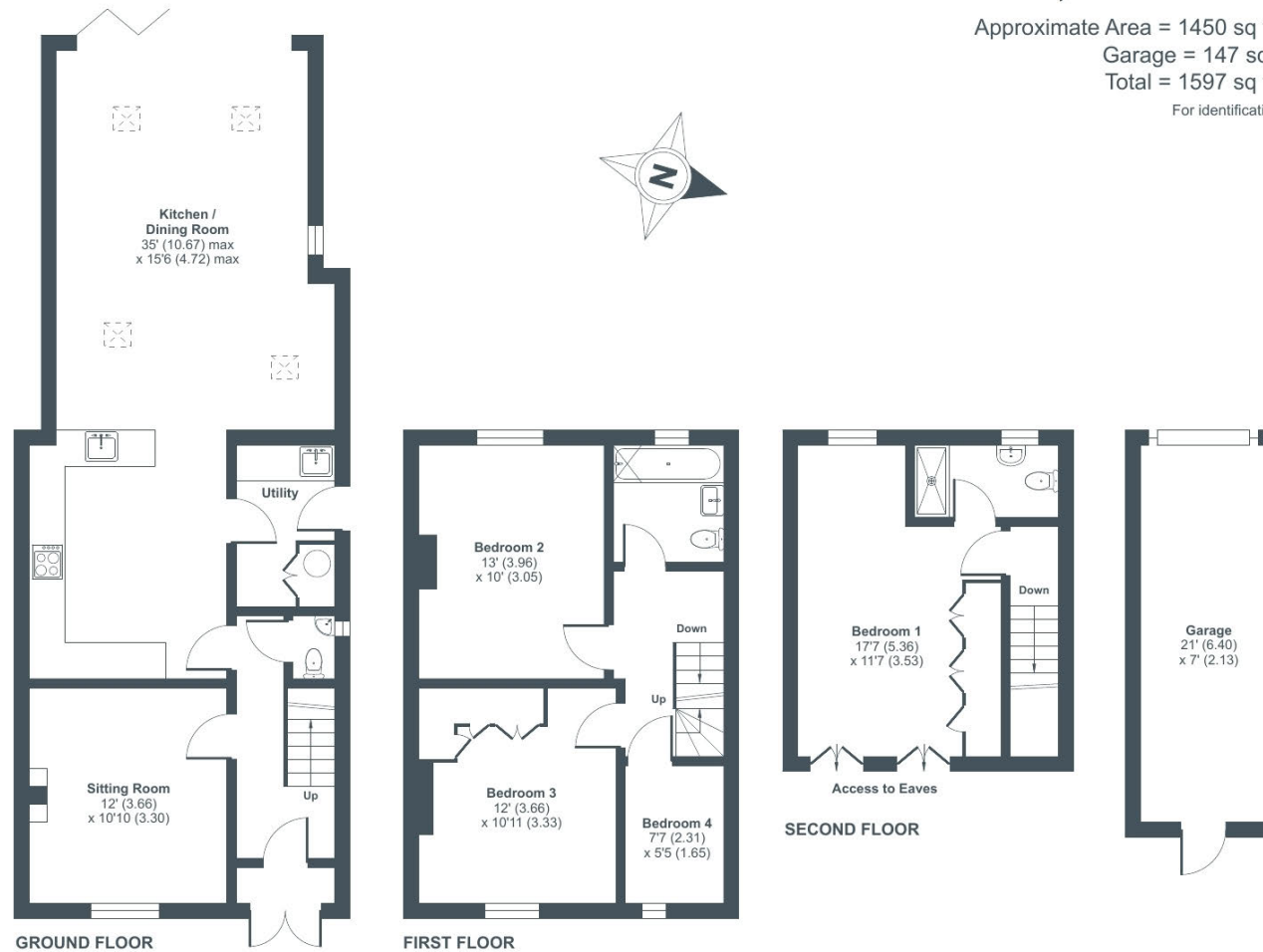
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Approximate Area = 1450 sq ft / 134.7 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1597 sq ft / 148.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Perry Bishop. REF: 1109633



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