

PerryBishop

PROPERTY MADE PERSONAL



Leckhampton Farm Court, Leckhampton, Cheltenham, Gloucestershire, GL51 3GS

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Key Features



4
Bedrooms



2
Bathrooms



3
Receptions

- Attractive Grade II listed property enjoying a semi-rural setting
- Four bedrooms
- 1,963 sq.ft of accommodation
- Three reception rooms and two bathrooms
- Close to open countryside
- 21' fitted kitchen/dining room
- Close to good local schools and amenities
- Mature and private gardens, in all 0.322 acres

About the property

Located in one of Cheltenham's most sought after residential areas, within walking distance of The High School Leckhampton and close to other local schools, parks and shops. Set within a large mature plot, this charming Grade II listed property is close to open countryside, set behind gates and a good sized driveway with a double garage.

Offering a wealth of character features, the beautifully presented and well-proportioned accommodation measures 1,963 square feet. In brief, this comprises an entrance porch/hall leading through to a reception hall with a downstairs cloakroom. A 20' sitting room with an attractive fireplace overlooks the garden and there is a study area to the front. There is a separate snug with French doors leading out to and overlooking the mature gardens. The 21' kitchen/dining room is very well fitted with a range of units and built in appliances, with an

adjacent utility room.

On the first floor, the landing gives access to the four bedrooms, the master bedroom having an en suite and a fitted wardrobe, and there is also a separate family bathroom.

Additional benefits of this fine family home include large, private and mature gardens, in all 0.322 acres, with a large expanse of lawn, and mature shrubs/trees and wild flowers. The driveway provides parking for several vehicles and leads to a detached double garage with power and light connected.

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

Leave Cheltenham via the Shurdington Road and proceed through the traffic lights at Moorend Park Road.



After approximately half a mile, turn left into Kidnappers Lane which in turn becomes Farm Lane. Leckhampton Farm Court will be found towards the end of Farm Lane on the left hand side.

What3Words- ///greeting.inflation.aspect

Services & Tenure

The tenure is Freehold. Mains gas, electricity, drainage and water are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band F

Our reference

LECK/GW/MS/18072024

We'd love to hear from you

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7NG

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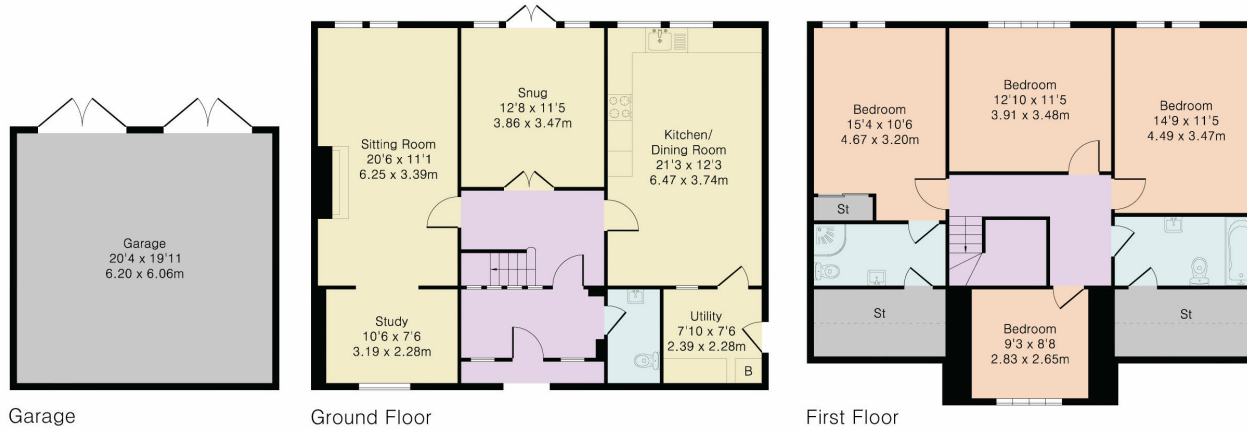
E: leckhampton@perrybishop.co.uk







Approximate Gross Internal Area 2367 sq ft – 221 sq m
 Ground Floor Area 997 sq ft – 93 sq m
 First Floor Area 966 sq ft – 90 sq m
 Garage Area 404 sq ft – 38 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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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.

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