

PerryBishop

PROPERTY MADE PERSONAL



Allenfield Road, Leckhampton, Cheltenham, Gloucestershire, GL53 0NA

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Key Features



5

Bedrooms



2

Bathrooms



4

Receptions

- An exceptional arts and crafts style property
- Five bedrooms and two bathrooms
- Four reception rooms
- Within its own outstanding gardens, measuring 0.434 acres
- Versatile accommodation to include various outbuildings, in all spanning 3,659 sq ft
- Close to excellent local schools and amenities
- EPC D

About the property

Situated discreetly off a lovely residential road in the ever-desirable Leckhampton sits this beautiful home. This exceptional arts and crafts style property sits within its own outstanding gardens, measuring 0.434 acres.

The property boasts a spacious layout, with ample living spaces and versatile accommodation to include various outbuildings in all spanning 3,659 sq ft.

The flower-covered porch leads off the generous driveway, housing two separate garages.

The hallway opens out into the reception hall with adjacent cloakroom and access to the principal reception rooms and the kitchen. The kitchen features plenty of floor and wall wooden units with integrated appliances and an island with a breakfast bar. Beyond is

the fitted utility room and pantry with access out onto an enclosed rear porch with outside WC, the fruit and vegetable gardens with a cedar green house.

The kitchen leads into the exceptional sitting room, which features a beautiful fireplace and library nook. Further living spaces include a separate open plan living/dining room and a games room/home office with an art deco style fireplace.

Upstairs, there are five generous bedrooms on the first floor and two spacious family bathrooms.

The property is approached via a driveway which gives access to two detached single garages one currently used as a workshop with boarded loft storage above. The mature gardens are expansive and wrap around this fairy-tale style property. From the rose garden to the large lawn area, the size of the outdoor space, enclosed by fencing, is truly tremendous.

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 - the property will be found on the right hand side identified by our for sale board.

What3Words: ///bill.fact.yappy

Services & Tenure

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

Local Authority

Cheltenham Borough Council

Council Tax Band G

Our reference

LECK/SB/GW/KF/16072024

We'd love to hear from you

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

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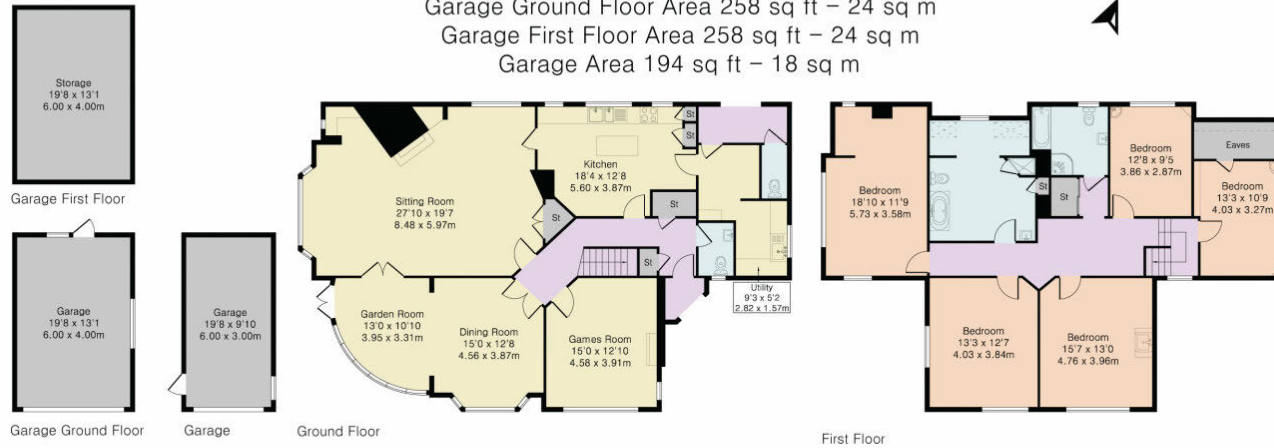
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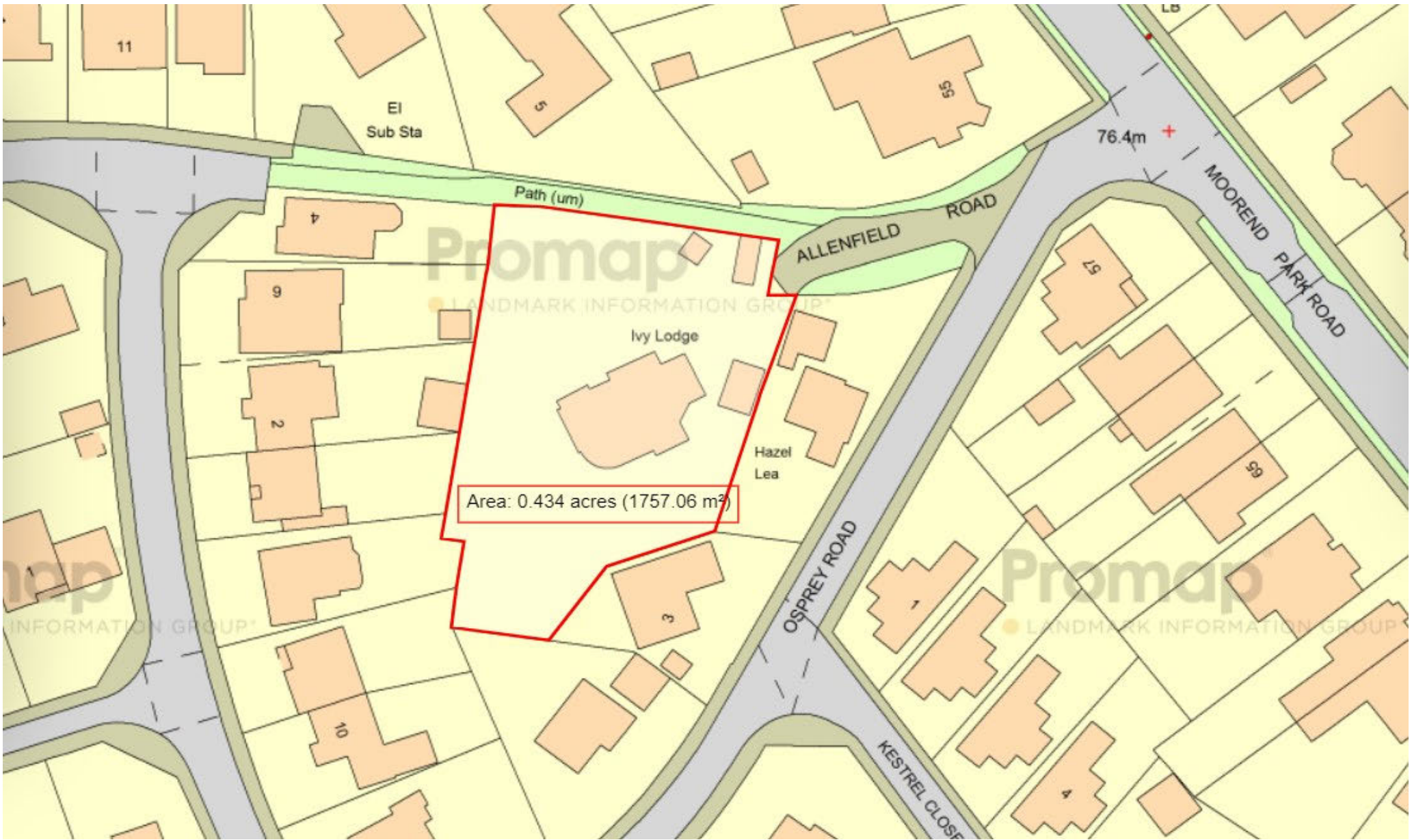


Approximate Gross Internal Area 3659 sq ft – 340 sq m
 Ground Floor Area 1614 sq ft – 150 sq m
 First Floor Area 1335 sq ft – 124 sq m
 Garage Ground Floor Area 258 sq ft – 24 sq m
 Garage First Floor Area 258 sq ft – 24 sq m
 Garage Area 194 sq ft – 18 sq m



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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[perrybishop.co.uk](https://www.perrybishop.co.uk)

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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