

## Asquith Road, Leckhampton, Cheltenham, Gloucestershire GL53 7EL



Charming early 1900s home • Four bedrooms • Spacious and versatile living areas • Well-appointed kitchen • Stunning principal suite • EPC C

# Asquith Road,

Leckhampton, Cheltenham, Gloucestershire GL53 7EL

## Key Features



4  
Bedrooms



2  
Bathrooms



3  
Receptions

## About the property

Built in the early 1900s, this beautifully maintained four-bedroom family home is situated in the highly sought-after area of Leckhampton. Blending period charm with modern comforts, the property enjoys stunning views of Cleeve Hill and falls within the catchment area for the Outstanding-rated Naunton Park Primary School and The High School Leckhampton (HSL).

Stepping inside, the entrance hall immediately impresses with its high ceilings, setting the tone for the character and space found throughout the home. The hallway provides access to the front reception room, kitchen, and a spacious living room at the rear. The front-facing reception room, currently used as a dining room, features original wooden flooring and a charming fireplace. The second reception room, used as a sitting room, also boasts a feature fireplace and opens into a bright conservatory, which leads seamlessly to the rear garden.

The kitchen is well-appointed with a range of base and eye-level units, integrated appliances, and space for additional freestanding ones.

On the first floor, three generous double bedrooms offer comfortable living, all served by a well-equipped family bathroom featuring a bath with an overhead shower, WC, sink, and heated towel rail.

The entire second floor is dedicated to a stunning principal suite, providing a private retreat away from the rest of the home. Large picture windows at the front and rear capture breathtaking views of Cleeve Hill and the surrounding countryside. This floor also includes a stylish shower room and ample under-eaves storage.

Outside, the rear garden-accessible from the front via a shared alley-has been thoughtfully landscaped with raised beds and a granite slab patio, creating a low-maintenance space perfect for outdoor dining and relaxation.

## 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 and on to Leckhampton Road. Continue some way along before taking a left hand turn into Naunton Lane. At the roundabout, take the second exit onto Churchill Road. Turn left onto Asquith Road. The property is about half way up on the left hand side.

What3Words: ///outfit.woke.navy

## 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

LECK/SB/KF/18022025

## We'd love to hear from you

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

E: leckhampton@perrybishop.co.uk













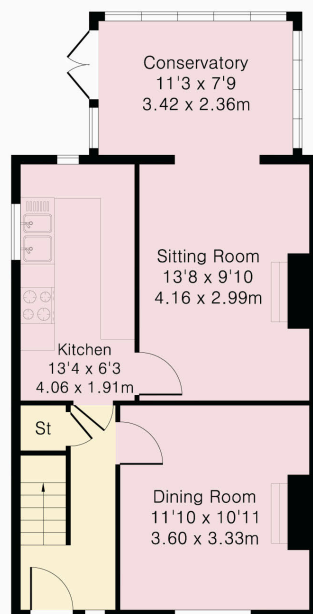


## Approximate Gross Internal Area 1425 sq ft - 132 sq m

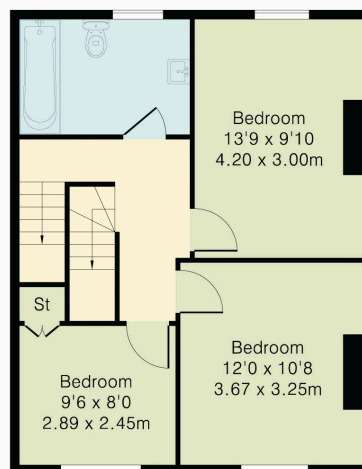
Ground Floor Area 521 sq ft – 48 sq m

First Floor Area 513 sq ft – 48 sq m

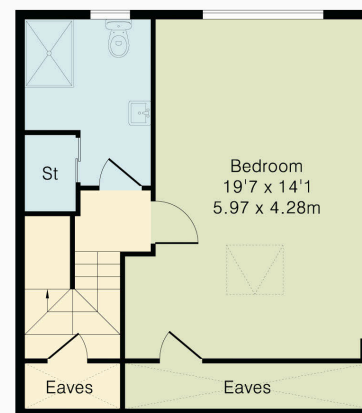
Second Floor Area 391 sq ft – 36 sq m



Ground Floor



First Floor



Second Floor

**PerryBishop**  
PROPERTY MADE PERSONAL



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.



140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

E: leckhampton@perrybishop.co.uk

**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.

**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.

Gloucestershire • Oxfordshire • Wiltshire

