

# PerryBishop

PROPERTY MADE PERSONAL



**Naunton Park Road,** Leckhampton, Cheltenham, Gloucestershire GL53 7DG



# Naunton Park Road,

Leckhampton, Cheltenham, Gloucestershire GL53 7DG

## Key Features



4  
Bedrooms



3  
Bathrooms



3  
Receptions

- Charming period home with fine open views
- Exceptional open-plan living space
- Character features
- Garage and off-road parking
- Stunning principal suite with views
- Southwest-facing garden
- Prime location close to excellent local amenities and schools
- EPC D

## About the property

Located on this most popular tree lined road within a stroll of Naunton Park School, the Rose Garden, Park and Bath Road amenities, this exceptional four bedroom home seamlessly blends period charm with contemporary style offering generous living and bedroom accommodation, with the benefit of a garage and off road parking, in all 2,491 sq ft. The property offers a large southerly facing garden with fine open views towards distant hills, showcases beautiful character features and has an effortless flow of space filled with natural light.

Upon entering, the reception hall impresses with a decorative moulded ceiling arch and corbels, gives access to a large basement room and leads to a charming sitting room. This cosy retreat features an attractive fireplace, deep alcoves and ceiling coving, a picture rail, and a bay window. This room opens through folding doors into the dining area, again with a fireplace, and gives access to the rear living space.

The rear of the home boasts an outstanding open-plan living space, ideal for both relaxation and entertaining. This impressive area incorporates a fitted kitchen/dining/family room, a cosy sitting area with an attractive period stove, and an extended living space with doors opening into the conservatory and then the garden. The kitchen area is fitted with a range of units and there is an adjacent downstairs cloakroom with shower cubicle.

On the first floor, the spacious and impressive front bedroom benefits from three windows flooding the room with light, while two further well-proportioned bedrooms are served by a family bathroom. A staircase leads to the stunning principal suite on the top floor-an exquisite retreat featuring breathtaking views over Naunton Park towards Leckhampton Hill. This luxurious space easily accommodates a super-king bed and seating area, complemented by an en suite shower room.

Set back from the leafy avenue, the property enjoys an attractive frontage with a pathway leading to the entrance and the benefit of a garage and off road parking. The southerly facing garden is a wonderful outdoor space, featuring generous lawns, both planted borders and raised beds, mature trees, and backing on to Naunton Park, enjoying super views towards Leckhampton Hill.

This truly outstanding home offers a rare combination of character, space, garage and driveway parking in one of the most desirable locations.

## 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 and secondary 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 bypas

### Directions

From Cheltenham town centre, proceed along Bath Road as far as the traffic lights at Cheltenham College. Turn left into Thirlestaine Road and at the far end turn right on to Old Bath Road. Continue for a few hundred yards, turning right after the East Glos Tennis Club on to Naunton Park Road. The property will be found on the left-hand side.

What3Words: ///rider.mint.coast

### 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/07042025

### 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 2491 sq ft - 232 sq m

Cellar Area 243 sq ft – 23 sq m

Ground Floor Area 1277 sq ft – 119 sq m

First Floor Area 672 sq ft – 62 sq m

Second Floor Area 299 sq ft – 28 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.



**PerryBishop**  
PROPERTY MADE PERSONAL







140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

E: [leckhampton@perrybishop.co.uk](mailto:leckhampton@perrybishop.co.uk)

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

