



117 OLD BATH ROAD

Leckhampton, Cheltenham, Gloucestershire, GL53 7DH

Presented by
Abigail Sutcliffe

PerryBishop
PROPERTY MADE PERSONAL

Step Inside

An impressive four-bedroom detached family home, beautifully presented throughout and occupying a generous corner plot in a highly sought-after location, close to excellent local schools and amenities.

KEY FEATURES

- Substantial four-bedroom detached family home
- Generous corner plot with charming redbrick wall
- Approximately 2,144 sq ft of beautifully presented accommodation
- Three reception rooms, including an impressive 18ft sitting room and two further reception rooms
- Good-sized fitted kitchen/breakfast room overlooking the garden
- Four spacious double bedrooms, including a 19ft principal bedroom with en-suite
- Main family bathroom and two en-suites
- Popular Cheltenham location with off-road parking and close proximity to local schools, parks and amenities

ABOUT THE PROPERTY

Behind an attractive red-brick wall and occupying a generous corner plot within one of Cheltenham's most sought-after residential areas, this impressive detached family home provides approximately 2,144 sq ft of beautifully presented and versatile accommodation.

Maintained in very good decorative order throughout, the property combines tasteful interiors with excellent proportions, creating an elegant and comfortable home ideally suited to modern family living.

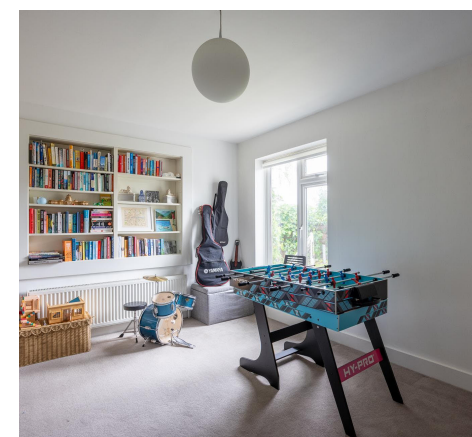
A spacious and welcoming entrance hall sets the tone for the accommodation beyond, leading to an excellent selection of reception rooms. The impressive 18ft sitting room provides a wonderful setting for both relaxing and entertaining, while the separate dining room and playroom/study offer a choice of adaptable spaces, ideal for formal dining, working from home or family life.

At the heart of the home is a well-appointed fitted kitchen/breakfast room, overlooking the beautifully landscaped rear garden. The room provides ample space for everyday family life, with a useful utility room and downstairs cloakroom adding to the practicality of the ground floor.

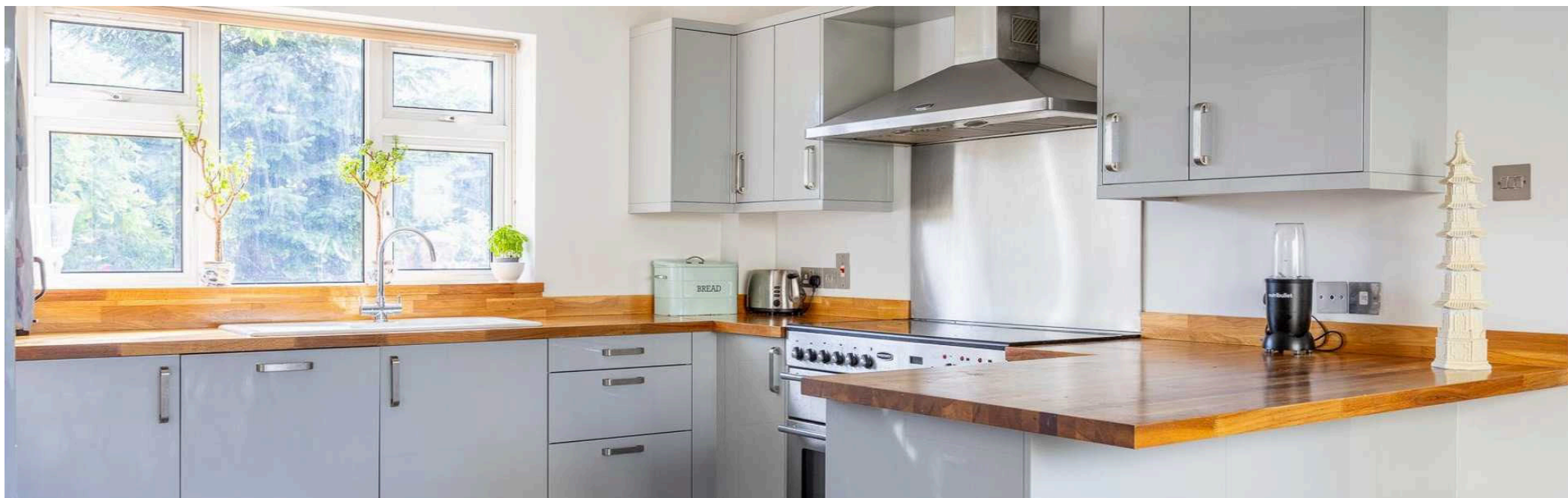
To the first floor are four generous double bedrooms, offering excellent accommodation for a growing family or visiting guests. The impressive 19ft principal bedroom provides a particularly spacious and comfortable retreat, complete with its own en-suite shower room. The second bedroom also benefits from a private en-suite, while the remaining two bedrooms are served by a stylish family bathroom.

The generous proportions throughout offer considerable flexibility, with the bedrooms equally well suited to family accommodation, guests or those looking for dedicated home-working space.









Step Outside

Outside, the property enjoys an attractive position on a corner plot, approached behind a charming redbrick wall which gives the home both character and a sense of privacy. To the rear, the landscaped garden provides a peaceful and attractive setting for outdoor dining, entertaining and family life, while off-road parking further enhances the convenience of this substantial home. There is also a brick-built outdoor storage area, currently providing useful additional storage, with potential to be converted into a garage or home office, subject to the necessary consents.

The property is ideally positioned within a highly desirable residential area of Cheltenham, close to a selection of highly regarded local schools, parks, shops and everyday amenities. Combining beautifully presented interiors, generous and versatile accommodation, an attractive garden and an enviable location, this is a wonderful family home offering the perfect balance of space, style and convenience.













ADDITIONAL INFORMATION

Directions

Directions: Postcode: GL53 7DH / what3words: ///
/////bath.matter.casino

Services & Tenure

Freehold.

All main services are connected to the property.

Local Authority

Cheltenham Borough Council

Council Tax Band: G

Our reference

AS117OLBARO31

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

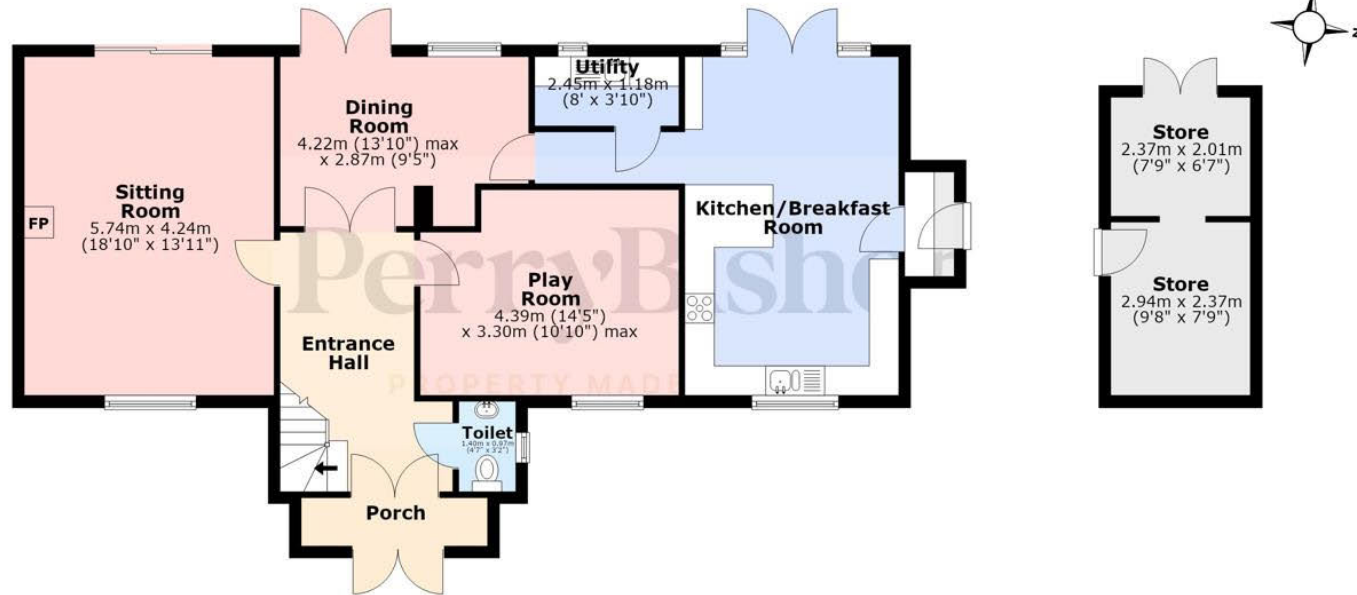
T: 01242 246980

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

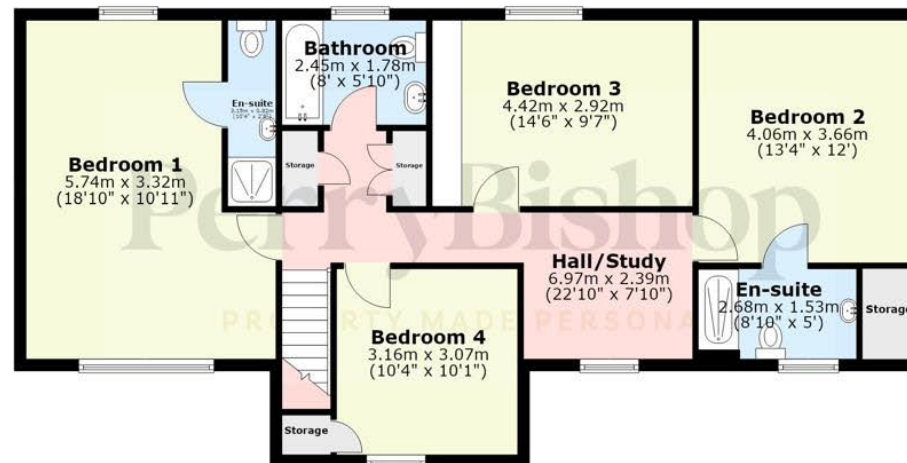
Ground Floor

Approx. 107.7 sq. metres (1159.1 sq. feet)



First Floor

Approx. 91.6 sq. metres (985.8 sq. feet)



Total area: approx. 199.3 sq. metres (2144.9 sq. feet)



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.

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