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PROPERTY MADE PERSONAL



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

# Leckhampton Farm Court,

Leckhampton, Cheltenham, Gloucestershire, GL51 3GS

## Key Features



6  
Bedrooms



3  
Bathrooms



2  
Receptions

- Substantial detached house on a mature and private plot
- Six bedrooms
- 2173 sq.ft of accommodation
- Fitted kitchen/breakfast room
- Beautifully and tastefully decorated
- Mature and private gardens
- Garage and secure gated off road parking
- Close to good local schools and amenities

## 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 is this substantial six bedroom individually constructed detached family house adjoining open countryside set within a mature plot behind gates and a good sized driveway.

It's beautifully presented and the well-proportioned accommodation of approximately 2173 square feet has been subject to extensive improvement in recent years. In brief, this comprises of an entrance porch, leading through to a large and most impressive reception hall, a downstairs cloakroom, a 21ft sitting room overlooks and leads into the garden, there is a separate dining room again overlooking the mature gardens. The kitchen 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 five bedrooms, the master bedroom with an ensuite and fitted wardrobes, two of the other double bedrooms both have fitted wardrobes and there is a further ensuite bedroom and a separate family bathroom. On the second floor is a further bedroom or maybe a home office.

Additional benefits of this fine family home include private and mature gardens, gas-fired central heating and double glazing. The driveway provides parking for several vehicles and leads to a detached garage with a personal door, power and light.

## 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, offering 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 Moored 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. No. 12 is at the end on the right hand side.



### Services & Tenure

The Tenure Freehold

### Local Authority

Cheltenham Borough Council.

Council Tax Band – F

### Our reference

LECK/GW/KW/06092022

### We'd love to hear from you

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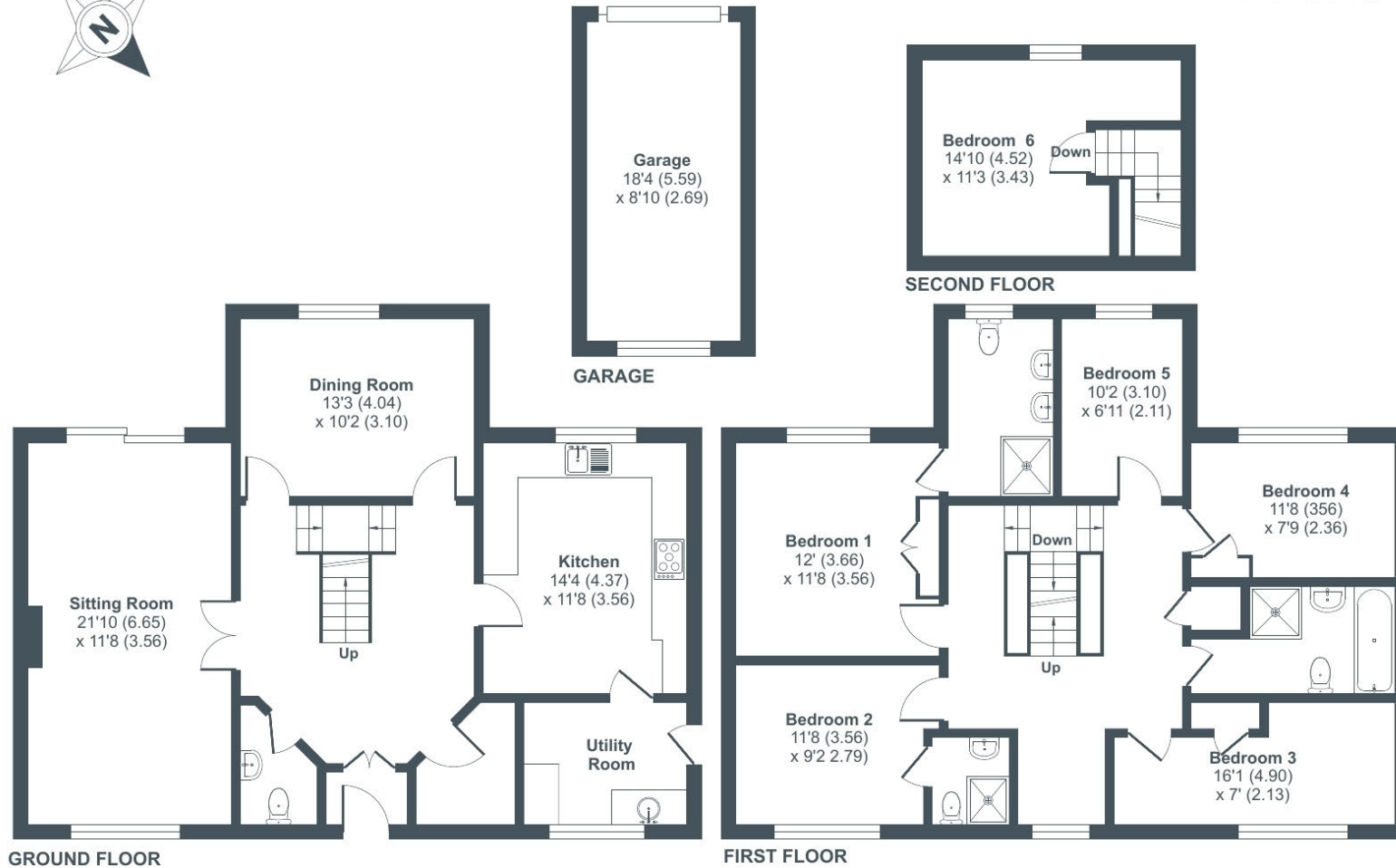




# Leckhampton Farm Court, Leckhampton, Cheltenham

Approximate Area = 2173 sq ft / 202 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Perry Bishop & Chambers. REF: 888039





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**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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