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EVANS



VINE COURT
LECKHAMPTON ROAD, CHELTENHAM

VINE COURT

59 LECKHAMPTON ROAD, GL53 OBS

A stunning detached period home on the popular Leckhampton Road

- Reception Hall
- Drawing Room
- Dining Room
- Kitchen/Breakfast Room
- Study
- Cloakroom
- Four Bedrooms with En Suites
- Studio/Storerooms/
Former Garage
- Off Road Parking for
Several Cars
- South Facing
Walled Garden

DESCRIPTION

Vine Court is believed to date back to circa 1840 and is situated on the popular Leckhampton Road which is a short distance from the amenities on Bath Road and walking distance into Cheltenham town centre. The house is a well-proportioned detached, unlisted, period residence, with a south facing walled garden. The accommodation is arranged over three spacious floors with period features throughout to include ornate cornicing, ceiling roses and traditional fireplaces.

The main reception rooms include a large drawing room which leads into the dining room and a spacious study which also lends itself to a second sitting room. To the rear of the house lies the kitchen/breakfast room which has French doors opening to a full width, decorative cast iron balcony and decking with steps leading down to the garden. Upstairs there are four double bedrooms each with their own en suite bathroom. The lower ground floor provides a spacious self contained apartment at garden level with its own courtyard entrance. This includes a large kitchen/breakfast room and sitting room, both with French doors, opening onto the rear garden, plus three bedrooms and a family bathroom. This is ideal for letting income or extended family use.



SITUATION

Situated in Leckhampton's sought after residential avenue, just a mile from Montpellier, the town centre and open countryside. There is a comprehensive range of shops, supermarkets, public houses, restaurants and boutiques just a five minute walk away on the Bath Road and onto Montpellier. Cheltenham provides an excellent choice of schooling, theatres and leisure facilities.

OUTSIDE

Much of the charm of Vine Court is due to its setting, occupying a prominent position as one of the statelier landmark homes on the sought after Leckhampton Road. Approached via a gravel driveway, which has space for numerous cars, there is an immediate sense of establishment to the house and gardens. The south facing walled garden is set to the rear, charming with interesting facets including a pond with water feature, a beautiful grapevine covered walkway and a variety of fruit trees. The rear elevation of the house is particularly attractive, mature wisteria and vine clad ornate balcony. Within the gardens is a stone-built studio/summer house with lantern light roof, storeroom and former garage.

DIRECTIONS

Leave Cheltenham on Bath Road, passing through the shopping area you will come to a roundabout, take the first exit into Leckhampton Road for approximately 400 yards and the property will be found on the right hand side on the corner of Moarend Road and Leckhampton Road.

LOCAL AUTHORITY

Cheltenham Borough Council.
Tel:01242 262626

SERVICES

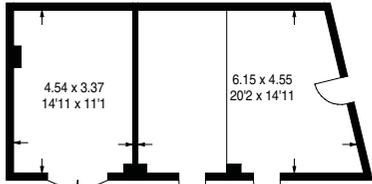
All mains services connected.

VIEWING INFORMATION

Viewing by appointment only.

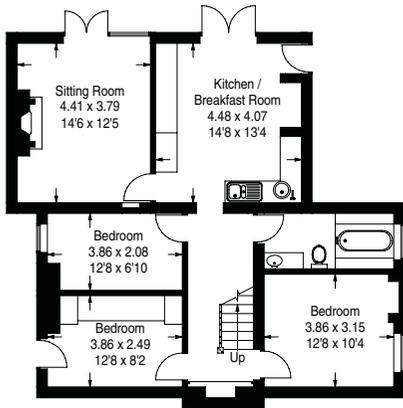


FLOORPLANS

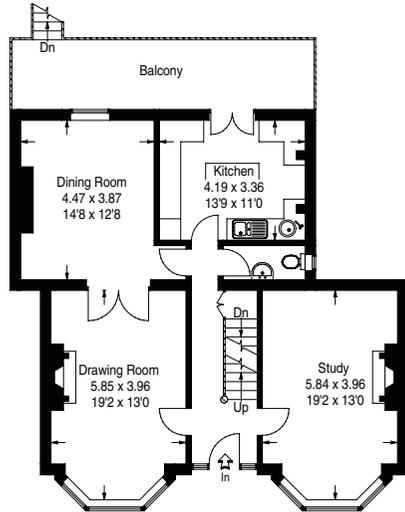


Studio / Former Garage
(Not Shown In Actual Location/ Orientation)

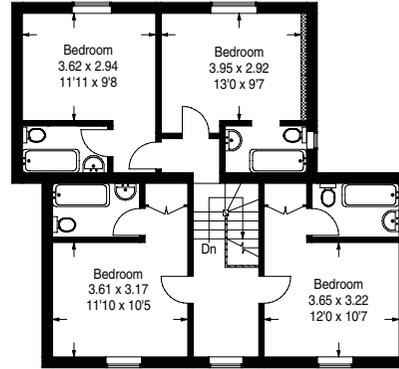
Approximate Gross Internal Area =
261 sq m / 2809 sq ft
Studio / Former Garage = 42 sq m / 452 sq ft
Total = 303 sq m / 3261 sq ft



Garden Level

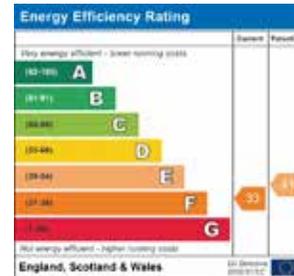


Raised Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale
Job Ref. 225367



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