



KEtm
KINGSLEY
EVANS

2 LECKHAMPTON VIEWS

Leckhampton, Cheltenham, GL53 0AR

2 LECKHAMPTON VIEWS

LECKHAMPTON, CHELTENHAM, GL53 OAR

A contemporary detached home set on an a highly regarded and sought-after development in Leckhampton

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Cloakroom
- Master Suite with En Suite
- Three Further Double Bedrooms
- Study
- Family Bathroom
- Lovely and Enclosed Gardens
- Off Road Parking

DESCRIPTION

Leckhampton Views is an attractive detached home forming part of a quiet enclave of similar calibre homes. This sought-after development was built in 2015 by the highly reputable Boo Homes, who are recognised for their quality new builds and contemporary interiors ideal for stylish living. The appeal internally is the quality finish, showcasing the very best of space, style and specification. Throughout the property there is an abundance of natural light enhanced by the large windows and spacious feel of each room.

Entrance is gained through a reception hall leading to the large kitchen/dining room to the rear of the house. This is the real hub of the house, arranged with an excellent range of units and integrated appliances, opening into the dining area with bi folding doors leading to the outside terrace. This whole space is ideal for entertaining and has a social feel. The generous sitting room is set to the front of the house with a modern log burner as a focal point. A cloakroom completes the accommodation. There is Amtico flooring throughout the entire ground floor.

A staircase rises to the excellent bedroom space on the first floor. The master suite overlooks the rear gardens, fitted with a range of wardrobes and opening into a luxurious en suite bathroom with twin sinks and a separate shower. The guest bedroom is of similar proportions, also with an en suite shower room and built in wardrobe. There is a useful and discreet utility area located on this floor and a further bedroom or study, to use as one requires.



There are two further double bedrooms, both of which have excellent storage, and a beautiful bathroom on the second floor.

In all, a very special home which offers the most discerning standards of comfort and luxury in a unique and charming setting.

OUTSIDE

Number 2 is one of the first homes on the left as you approach the development. Owing to its Southerly aspect both the house and gardens are particularly bright, enjoying all round sun. The gardens itself is arranged in two tiers with a patio terrace accessed directly from the kitchen. Stone steps lead to a generous area of level lawn with mature flower and hedge borders. The house itself is fronted by a driveway offering off road parking for three cars.

SITUATION

The Leckhampton Views development has quickly established itself as one of the most sought-after positions of any small estates in Cheltenham. Much of the attraction of this location is the setting, just off the popular Leckhampton Road at the foot of Leckhampton Hill. Arguably one of Cheltenham's finest residential area, ideally situated within a short stroll to the cosmopolitan shopping areas of Bath Road yet also close to some of the best walking and riding countryside. Cheltenham's cultural centre is also within striking distance, providing a comprehensive range of shops, eateries and festivals. Schools both within the state and private sector are particularly excellent to include, The Cheltenham Ladies' College, Cheltenham College and Dean Close and the well reputed Leckhampton Primary School. This and the excellent communication access to major motorway networks make it perennially popular for families.

LOCAL AUTHORITY

Cheltenham Borough Council. Tel: 01242 262626

VIEWING

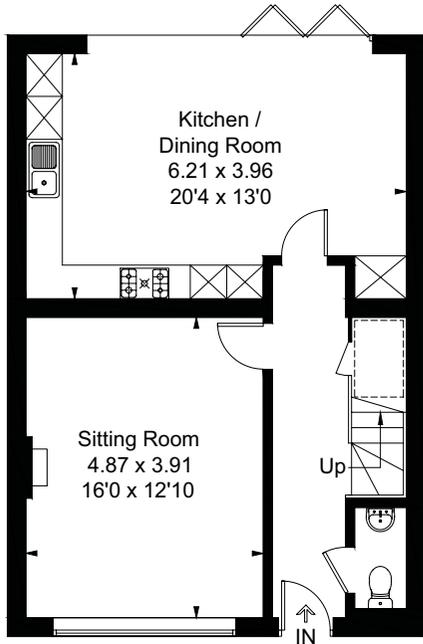
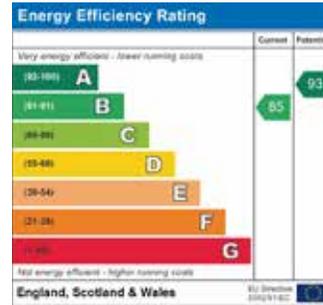
Viewing by appointment only.



FLOORPLANS

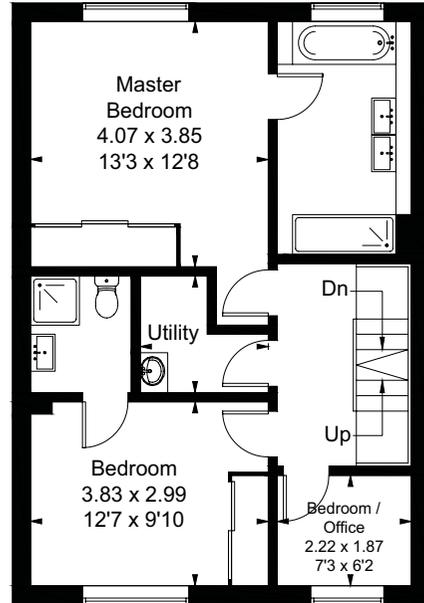


Approximate Area = 161.7 sq m / 1740 sq ft
Including Limited Use Area (10.0 sq m / 108 sq ft)



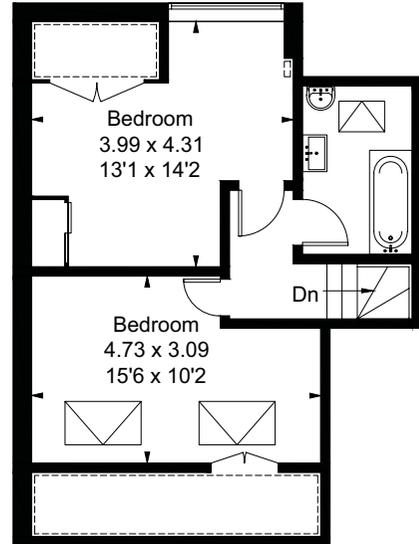
Ground Floor

Area = 58.0 sq m / 624 sq ft
(Limited Use Area = 1.8 sq m / 19 sq ft)



First Floor

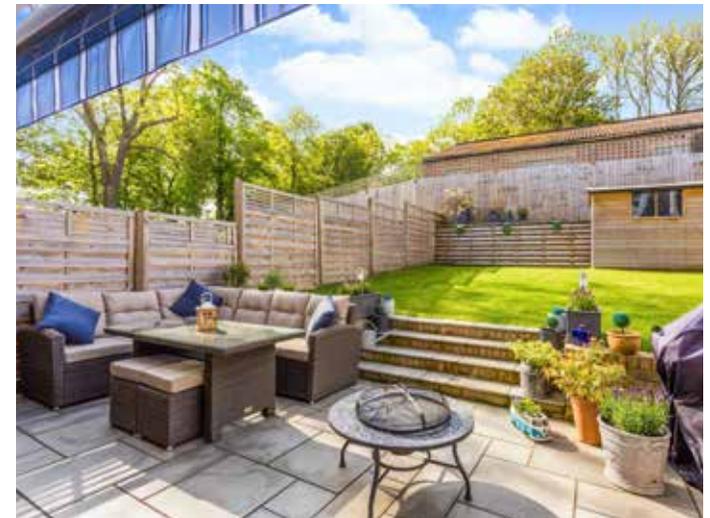
Area = 58.7 sq m / 632 sq ft
(Limited Use Area = 1.2 sq m / 13 sq ft)



[Dashed line] = Reduced head height below 1.5m

Second Floor

Area = 45.0 sq m / 484 sq ft
(Limited Use Area = 7.0 sq m / 75 sq ft)



Kingsley Evans
115 Promenade
Cheltenham
Gloucestershire
GL50 1NW

t: +44 (0) 1242 222292
e: info@kingsleyevans.co.uk
w: www.kingsleyevans.co.uk

IMPORTANT NOTICE: Kingsley Evans, their clients and any joint agents give notice that 1. They are not authorised to make or give any representations or warranties in relations to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kingsley Evans have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.