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155
Leckhampton Road

155 LECKHAMPTON ROAD

Cheltenham, GL53 0AD

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CHELTENHAM, GL53 0AD

A superb and spacious Victorian house in one of Cheltenham's finest locations in the heart of Leckhampton

- Reception Hall
- Sitting Room
- Playroom
- Snug
- Kitchen/Dining room
- Utility/WC
- Four Bedrooms one with En Suite
- Bathroom and Shower room
- Garden
- Off Road Parking

DESCRIPTION

155 Leckhampton Road is a lovely semi-detached Victorian home forming part of an attractive street scene that this area is so well known for. Due to the era of the property the rooms are notably light and bright enhanced by well-proportioned rooms, large windows and high ceilings. The accommodation is substantial, and the interlinking reception space is ideal for modern family living. A beautifully balanced house that is presented in excellent order with a stylish finish.

Entrance is gained through a reception hall with openings to the principal reception rooms, including the sitting room with large square bay window to the front, a playroom with double doors leading to outside and a further snug, also with access to the courtyard. The kitchen is set to the rear of the house and as such enjoys views over, and access to, the garden. This lovely room is particularly social, partially opening to a large dining/family area. The kitchen itself is fitted with an excellent range of units, a boiling water tap and integrated appliances with an island breakfast bar. Adjacent is a shower room and large utility



room. Of worthy note, there is under floor heating to the snug, kitchen, utility and shower room.

A staircase leads to the four bedrooms (three of which are double) on the first floor. The master bedroom is set to the front, also with a square bay window, fitted wardrobes and a modern en suite shower room. The remaining bedrooms are served by a family bathroom.

OUTSIDE

Much of the charm of the property is due to its location on this much sought after road, set back and fronted by a drive with off road parking for two cars. The pretty garden is set to the rear, with a patio terrace accessed from the reception rooms.

SITUATION

Leckhampton Road is undeniably one of Cheltenham's finest and most sought-after addresses. The property is ideally situated within strolling distance of the cosmopolitan Bath Road, well known for its eclectic mix of boutiques, coffee shops and eateries. Cheltenham's shopping district is within a further, short walk giving easy access to a more comprehensive range of facilities including excellent leisure and cultural offerings. Schools in the local area are particularly strong both in the state and private sector, including, The Cheltenham Ladies' College, Cheltenham College, 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

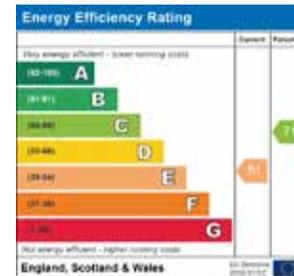
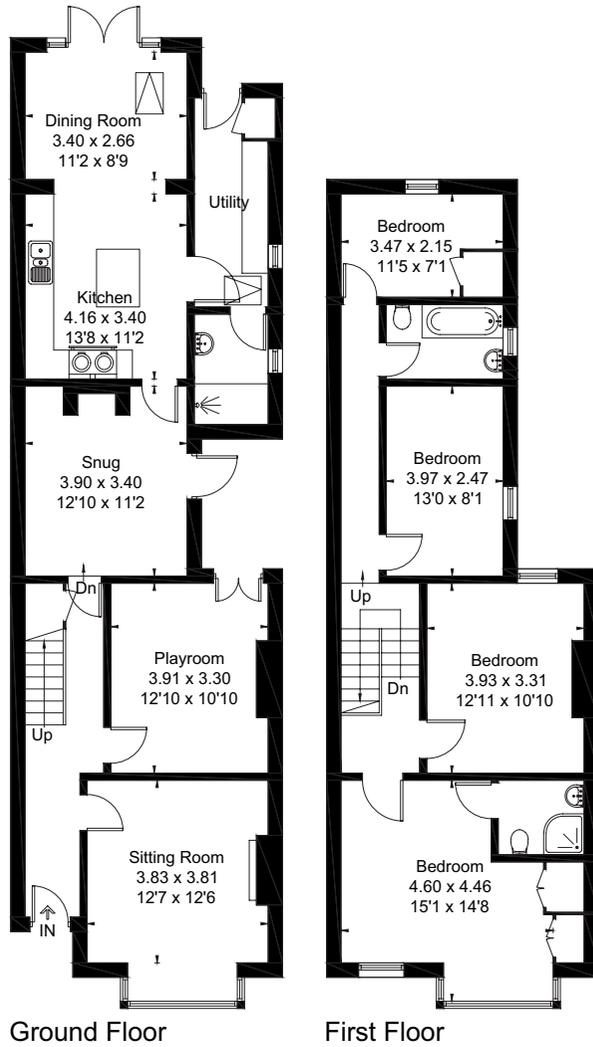
VIEWING

Viewing by appointment only



FLOORPLANS

Approximate Area = 160.6 sq m / 1729 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)



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