



A beautifully presented detached house built by Messrs Redrow

28 Teasel Road, Leckhampton, Cheltenham, Gloucestershire GL53 0FE

Freehold



Entrance hall • sitting room • family room • kitchen/
breakfast room • dining room • utility room • cloakroom
• man bedroom with dressing room and en suite shower
room • guest bedroom with en suite shower room
• two further double bedrooms • family bathroom with
shower • double garage • parking • enclosed rear garden

Situation

Teasel Road is found on the Brizen View development created by renowned builders Messrs Redrow Homes, and number 28 is found on the edge of the development with excellent access to the eagerly anticipated Leckhampton High School.

Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa.

Less than a hundred miles from London it nestles beautifully between the Cotswold Hills and the Wye Valley, and is home to numerous prestigious schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar.

Now a highly sought after place to live the town is well known for its grand houses set amongst formal avenues and beautiful garden squares.

For those with a taste for the finer things in life, there are Michelin starred restaurants, numerous bars, stylish shops and salons aplenty. For art and history lovers there is The Wilson, Cheltenham's newly refurbished museum and art gallery, whilst Cheltenham also has a thriving cultural scene that includes two concert halls and three theatres.

There are the numerous festivals such as The Wychwood Festival, the festivals of literature, science, food and drink and, perhaps the pinnacle for some, the jazz festival, which has historically attracted such known performers as Van Morrison, Jamie Cullum and Jools Holland.

Undoubtedly for many more, the highlight of the year is the annual racing festival culminating with the Cheltenham Gold Cup, the blue riband event of the national hunt calendar, and an attraction that draws the public to the town year after year.

Description

28 Teasel Road is a lovely two storey detached modern house built by popular developers Messrs Redrow, part of the high quality Heritage collection, with an excellent standard of finish and specification throughout.

Located within a third of a mile of the new Leckhampton High School, the house is fantastically situated with excellent access to the school, the village centre in Leckhampton, Tivoli, Montpelier and the town centre.





The house is beautifully laid out, with four generous bedrooms on the first floor, including an en suite shower room to the guest bedroom and an en suite shower room and dressing room to the main bedroom. The family bathroom, with separate shower cubicle, serves bedrooms three and four.

On the ground floor, the central hallway provides access to the principal rooms, with the staircase to the left, an understairs storage cupboard and a cloakroom. To the right is the substantial sitting room with media wall and fitted feature electric fire below. The superbly finished kitchen is at the rear of the house, with a large central island unit and breakfast bar, built in appliances and a range of cupboard and drawer units. Further reception rooms are found to either side with a family room, with twin doors to the garden, and the dining room to the opposite, also enjoying double doors to the garden. Beyond is the utility

room and further storage.

There are two parking spaces at the front with a double garage. The rear garden is fully enclosed by close board fencing with a full width paved patio and entertaining space immediately to the rear. The lawn has been replaced with artificial grass for ease of maintenance.

Services

Mains water, electricity, gas and drainage. Gas fired central heating.

Tenure

Freehold.

Local Authority

Cheltenham Borough Council.
Tel: 01242 262626.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



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Approximate Area 188.6 sq m / 2030 sq ft

Garage 27.1 sq m / 292 sq ft

Total 215.7 sq m / 2322 sq ft

Contact

Savills Cheltenham

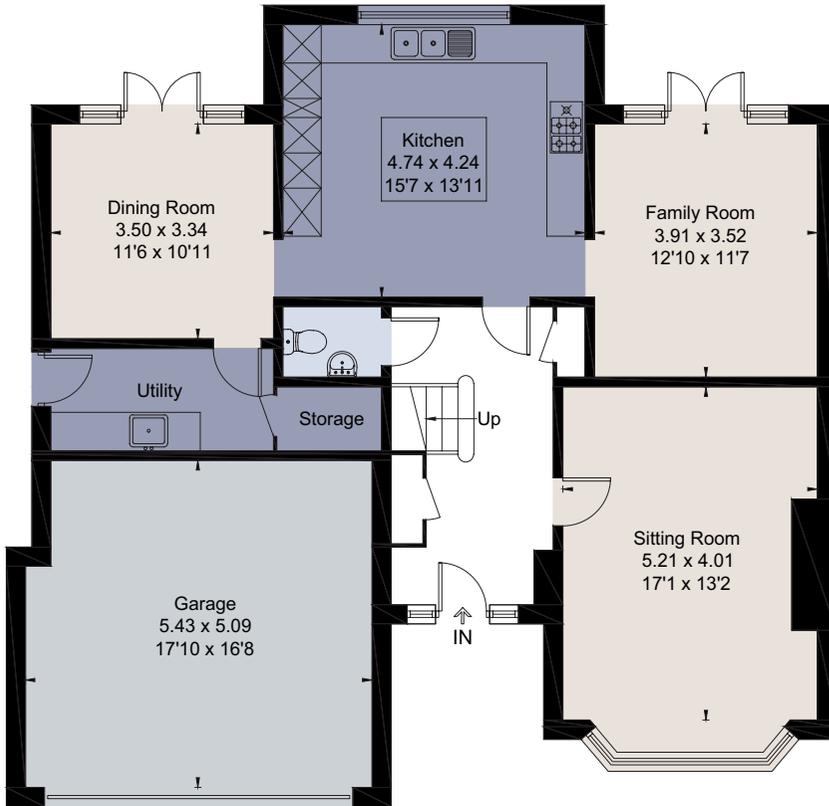
01242 548 000

cheltenham@savills.com

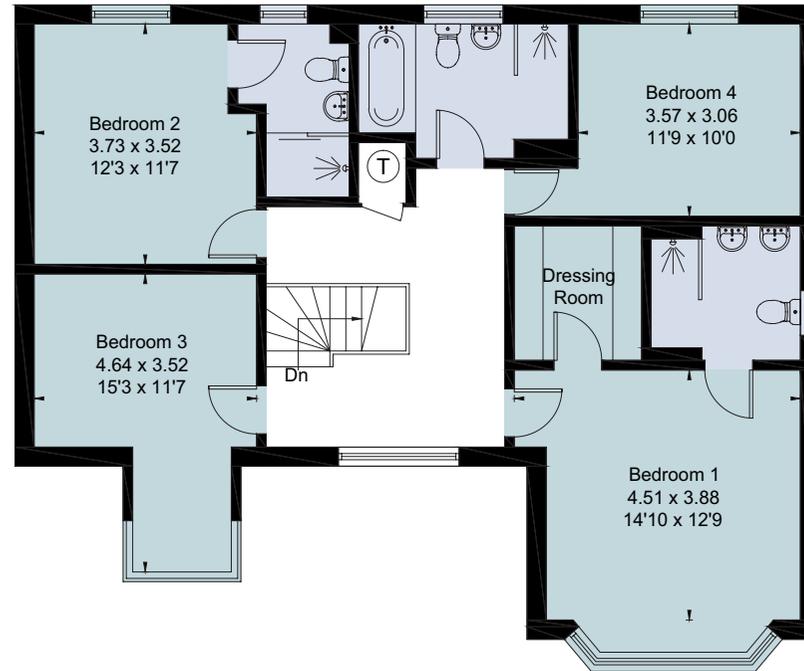


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Ground Floor



First Floor

For identification only. Not to scale. © 220421CA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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