



# A superbly presented home with West facing garden

Leckhampton Road, Cheltenham, Gloucestershire, GL53

Freehold

savills

Entrance porch • entrance hall • family room • sitting room • kitchen/breakfast room • dining room • cloakroom • four first floor bedrooms • family bathroom • lower ground floor comprising utility room • sitting room • bedroom and en suite bathroom • twin parking to the front • large rear garden with entertaining area • outbuilding including studio and office

### Local Information

Leckhampton Road is a very popular residential road to the South of The Bath Road with excellent access to the local facilities as well as the town itself. Eldon Villa is located close to the lower end of the road on the West side thus enjoying an excellent rear aspect with afternoon and evening sun in the garden.

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.

### About this property

Eldon Villa is a lovely period end of terrace with generous and versatile accommodation on three floors, including a lower ground floor apartment that has the option of being used as part of the house by way of an internal connecting door.

There are four further bedrooms on the first floor with a family bathroom and very good sized ground floor living space with two reception rooms, a separate

dining room opening in to a well fitted kitchen, as well as a large utility room on the lower ground floor.

A major feature of the house is the wonderful rear garden which faces West and includes a raised patio immediately to the rear with steps down to a lovely wooden entertaining and dining hut, with lawns beyond. At the end of the garden is a superb outbuilding which is currently used as an office, studio and storage but offers potential for many uses subject to any necessary consents.

At the front are two parking spaces with an electric charging point. These are supplemented by unrestricted on road parking.

### Tenure

Freehold

### Local Authority

Cheltenham Borough Council,  
Cheltenham

### Energy Performance

EPC Rating = C

### Viewing

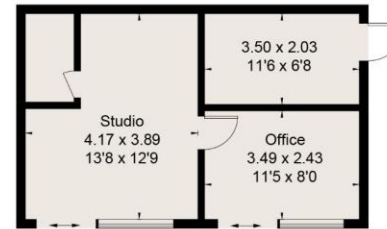
All viewings will be accompanied and are strictly by prior arrangement through Savills Cheltenham Office.

Telephone: 01242 548 000.

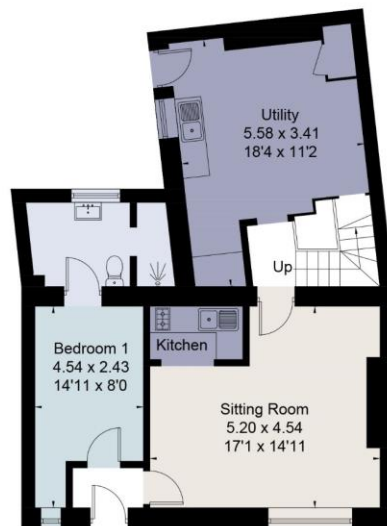




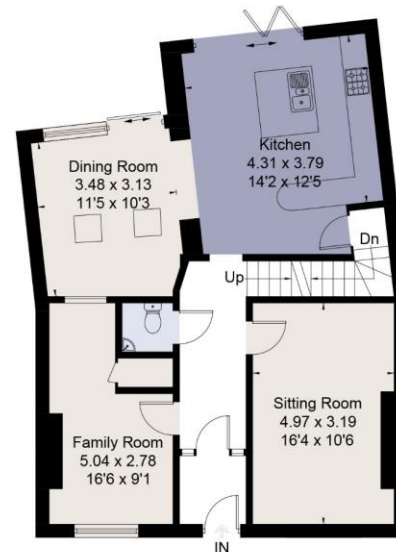
Approximate Floor Area = 146 sq m / 1571 sq ft  
 Basement = 69.9 sq m / 752 sq ft  
 Outbuilding = 36.2 sq m / 390 sq ft  
 Total = 252.1 sq m / 2713 sq ft



(Not Shown In Actual Location / Orientation)



Basement



Ground Floor



First Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 254010

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	82
England, Scotland & Wales	EU Directive 2002/91/EC	

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20200529SHAM

