



# A wonderfully presented detached house

4 Leckhampton Rise, Leckhampton, Cheltenham Gloucestershire GL53 0AP

Freehold



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 • useful outbuilding including studio and office.

### Situation

Leckhampton Rise is a very popular residential development on the southern end of the Leckhampton Road with excellent access to the local facilities as well as the town itself, as well as brilliant access to the various walks accessible from the property.

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

Leckhampton Rise is a sought after development built by local developers Boo Homes and comprises just ten large executive homes in an elevated position with fine views across the town from the front and views up the hills from the rear which faces south.

With exceptionally spacious accommodation exceeding 2500 square feet, the living space is arranged over three levels, with access on the ground floor in to a reception hall. Immediately to the left is a cinema/media room while beyond the stairs is a cloakroom and utility room, next to which is a guest





bedroom with en suite shower room.

On the first floor is the main living space with a stunning front to back open plan living/ dining/kitchen including a range of cupboard and drawer units, a central island and a living flame effect gas fire. From the rear, there is access on to the garden and outstanding southerly views across the area of outstanding natural beauty. Adjacent to the stairs is a study which could be used as an occasional bedroom.

On the second floor are the main bedrooms including a main bedroom with built in wardrobes and an en suite bathroom. There are two further double bedrooms which share the shower room.

Outside to the front is a double car port with a courtyard garden behind the hall, with steps leading up to the main garden which includes a synthetic deck area and a low brick wall beyond which is the open countryside.

#### **Services**

Mains water, electricity, gas and drainage. Gas fired central heating. Mechanical ventilation heat recovery system.

#### **Local Authority**

Cheltenham Borough Council.  
Tel: 01242 262626.

#### **Tenure**

Freehold

#### **Energy Performance**

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

#### **Viewing**

Strictly by appointment with Savills.



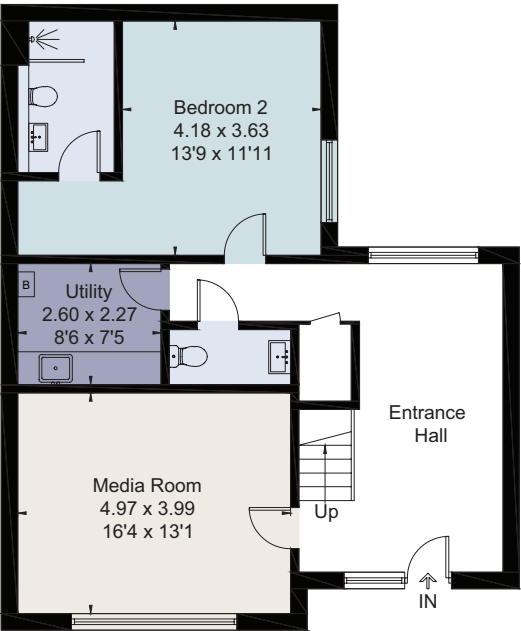
4 Leckhampton Rise, Leckhampton, Cheltenham Gloucestershire GL53 0AP  
Approximate Area 232.8 sq m / 2506 sq ft  
(Excluding Carport)



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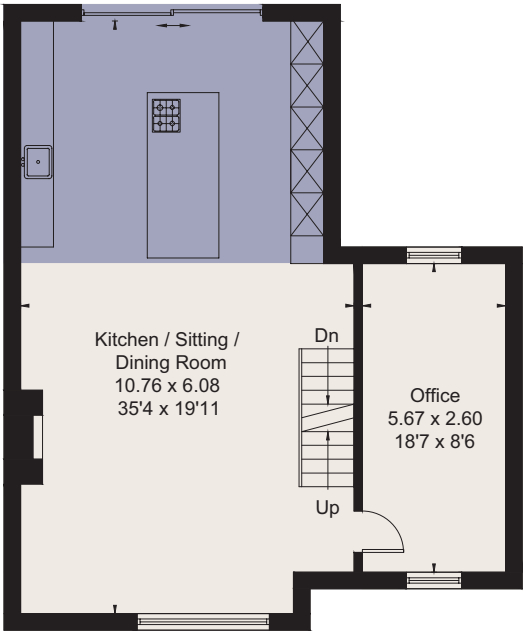
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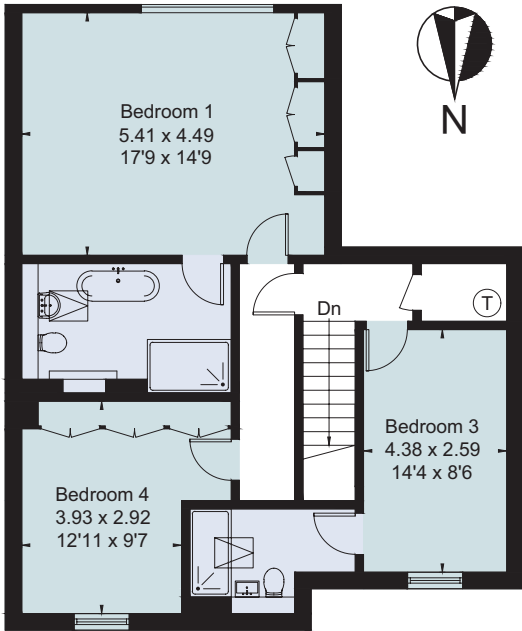


- 
- Carport
- 
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Ground Floor



First Floor



Second Floor



For identification only. Not to scale. © 200727CJ

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