



A stylish three bedroom period town house

24 Leighton Road, Fairview Cheltenham, GL52 6BD

Freehold



Entrance hall • sitting room • dining room • extended kitchen/breakfast room • converted cellar • utility/ cloakroom • three bedrooms • modern family bathroom • useful loft room • lovely garden • character features

Situation

Leighton Road is a popular residential road located just to the East of Cheltenham town centre, with excellent access to day to day facilities and local schooling.

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

24 Leighton Road is a beautifully presented period town house situated in a sought after location within easy reach of the town centre, the accommodation has been tastefully updated by the current owners providing flexible living accommodation and lovely open plan living spaces whilst retaining many fine character features.

The accommodation briefly comprises; entrance hall leading to a generous bay fronted sitting room, with fabulous stripped wooden floorboards, coved ceiling and an open period fire place. The dining room is the perfect place to entertain with a lovely wood burning fireplace and flows nicely to the extended kitchen/breakfast room with bi-folding doors opening to the attractive rear garden. The kitchen is well equipped with a floor and wall mounted storage units, wooden worktops, breakfast bar and a range of





integrated appliances. The basement has been converted and offers flexible living options to suit a buyers requirements along with a useful utility/cloakroom.

Upstairs there are three bedrooms, a spacious mezzanine family bathroom and a loft room which is currently being used as family/gaming room. Outside the attractive rear garden has low maintenance in mind, laid to synthetic lawn, decking and seating areas perfect for al fresco dining.

Services

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

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.



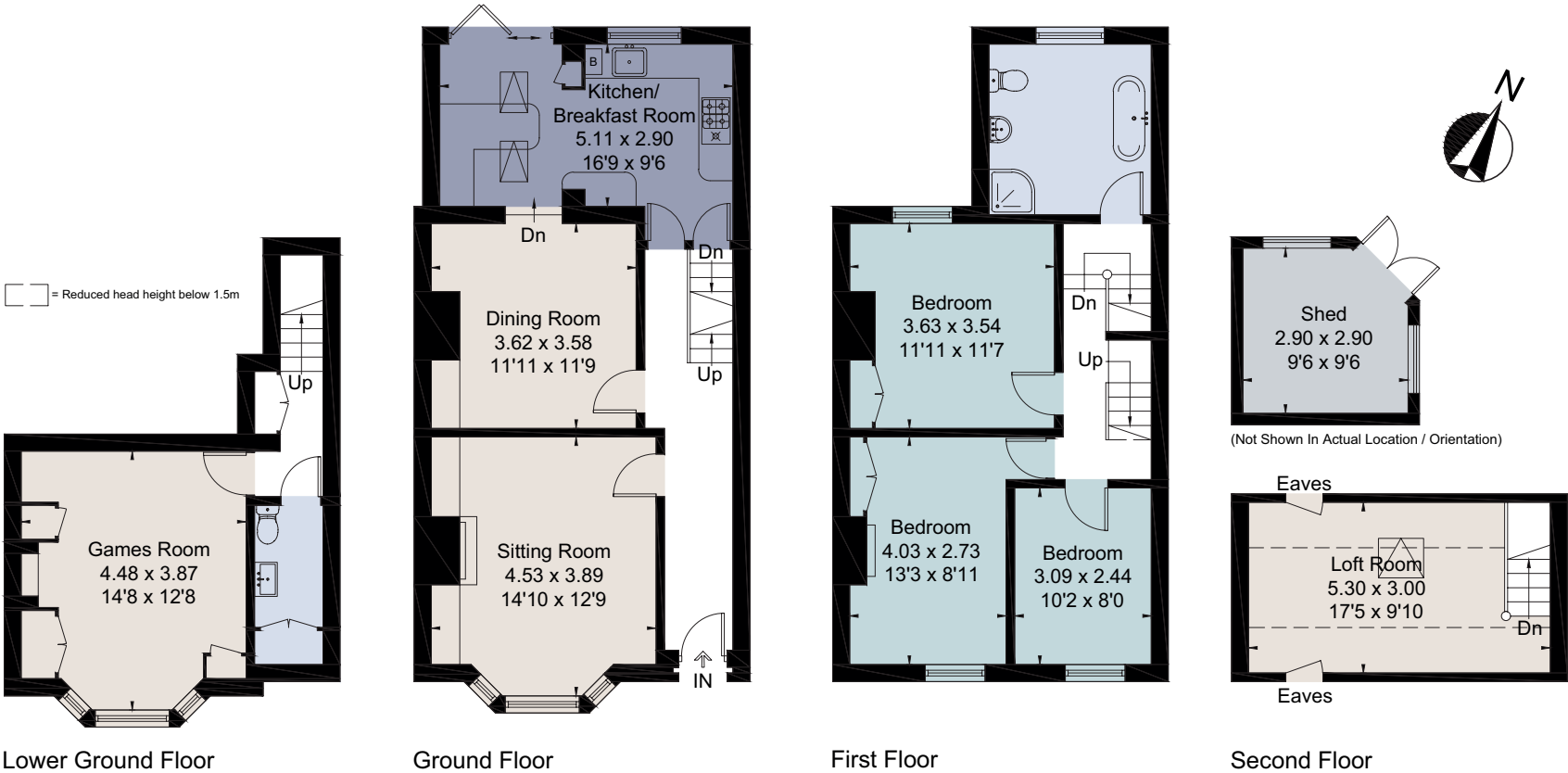
24 Leighton Road, Fairview Cheltenham, GL52 6BD
Approximate Area 149.4 sq m / 1608 sq ft (Excluding Shed)
Including Limited Use Area (8 sq m / 86 sq ft)



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