



A modern home with spacious living accommodation

Burntwood, Leckhampton Gate, Shurdington Road, Cheltenham, GL51 4WJ

Freehold



Entrance hall • sitting room • kitchen/dining room
• conservatory • converted garage • utility • four
bedrooms • modern family bathroom • en-suite
• lovely garden • off road parking

Situation

Burntwood, Leckhampton Place is situated on the right hand side shortly before the roundabout along the Shurdington Road. In a small private development made up of five properties.

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

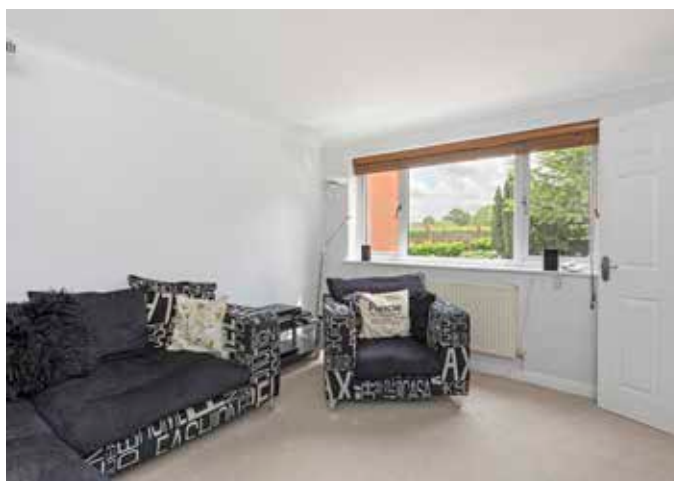
the pinnacle for some, the jazz festival, which has historically attracted such known performers as Van Morrison, Jamie Cullum and Jools Holland.

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

A modern detached family home set in a popular residential area within easy reach of excellent local schools and amenities. The property has been tastefully updated by the current owner to create a modern family lifestyle.

The accommodation briefly comprises; Entrance hall leading to a downstairs cloakroom and a converted garage that is currently being used as a home office. The sitting room is a comfortable family space with pleasant views to the front aspect. The stylish kitchen/dining room is undoubtedly the hub of the house, overlooking the pretty rear garden and with plenty of room to entertain, well equipped with floor and wall mounted storage units and a range of integral appliances.





The dining area leads to a spacious conservatory with double glazed doors opening to the rear garden.

Upstairs there are four well-proportioned bedrooms with excellent views to the front aspect, a modern family bathroom and en suite facilities to the main bedroom.

Outside the attractive rear garden is mainly laid to lawn with patio areas perfect for entertaining and gated side access leading to the front driveway providing off road parking for approx. three vehicles.

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.



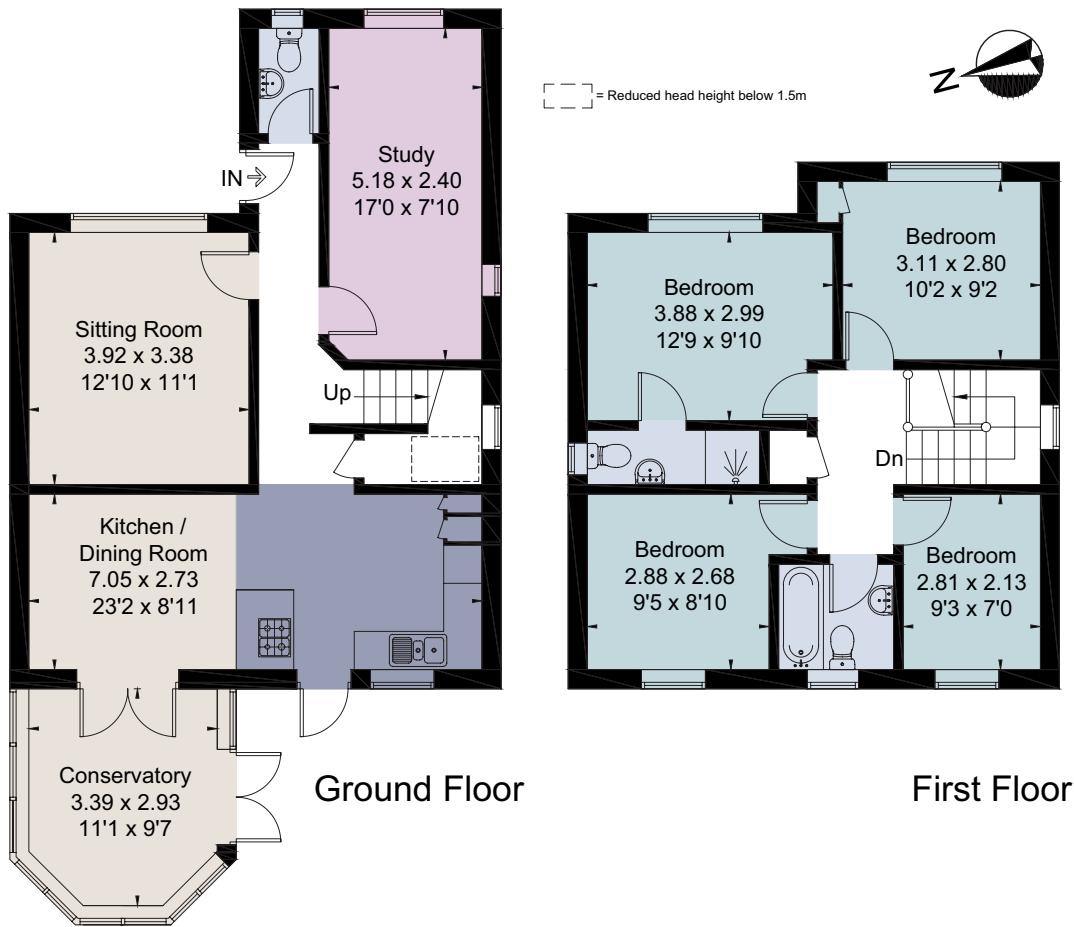
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Approximate Area 121.4 sq m / 1307 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)



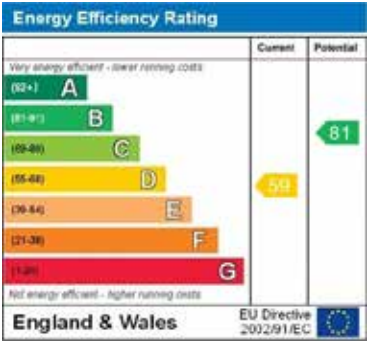
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