



Leckhampton Views, Cheltenham



28 Leckhampton Views, Cheltenham **GL53 0AR**

A contemporary home in this sought after modern development at the foot of Leckhampton Hill.

Montpellier 2 miles | M5 (J11A) 6 miles | Cirencester 13 miles
Swindon train station 28 miles | Oxford 41 miles
(All distances approximate)



Guide price: £730,000

Tenure: Available freehold

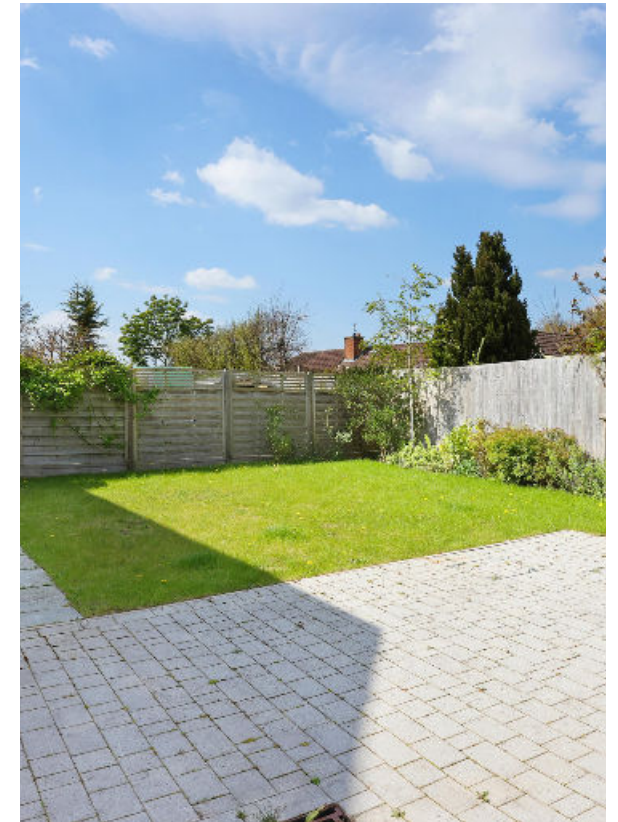
Local authority: Cheltenham Borough Council 01242 262626

Council tax band: E





Four
bedroom end
of terrace
family home.



The Property

Built by Boo Homes in 2016 this semi-detached home has been designed with a high quality finish and flexible well-proportioned accommodation throughout. The property has a light and contemporary feel with a generous reception hall with a cloakroom.

Open plan kitchen/breakfast room with bi-folding doors on to the garden and a separate utility room.

There is a separate dining room off the kitchen. A sitting room which is both comfortable and spacious with dual aspects completes the ground floor living space.

Upstairs, there are four bedrooms, one of which is used as an office. There is a principal bedroom with a modern en suite shower room and built-in storage. Two further bedrooms which share a family bathroom and have built-in wardrobes.

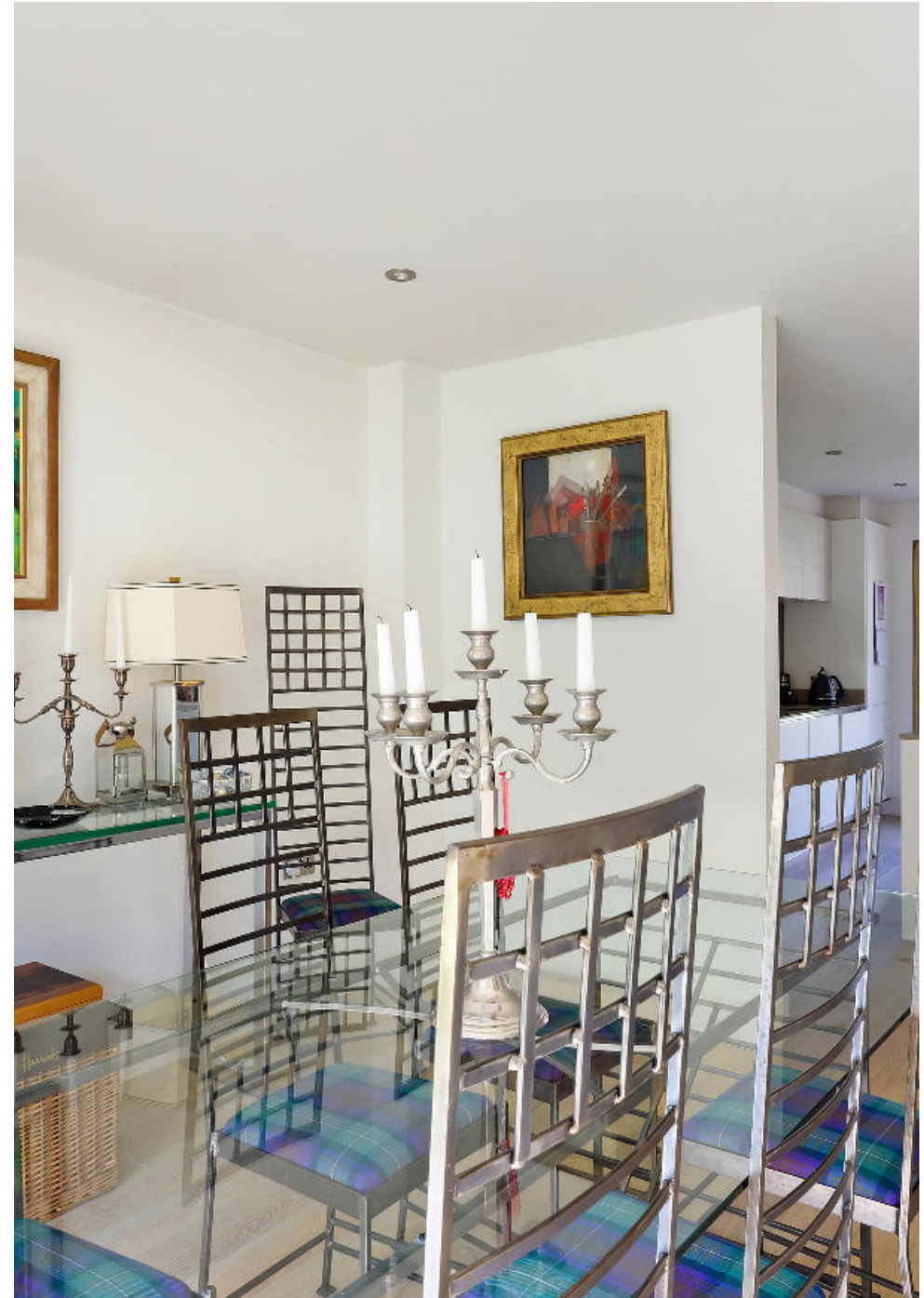
Outside, there is a driveway to the side of the property with parking for two cars. To the rear, there is a beautifully landscaped rear garden with a patio terrace and a large area of level lawn with a walled perimeter.

There is huge scope to extend the property(subject to planning) with the generous garden size or even to build a garage to the side of the house to the rear of the parking area.

The garden has a detached shed for external storage.

Services

All main services are connected





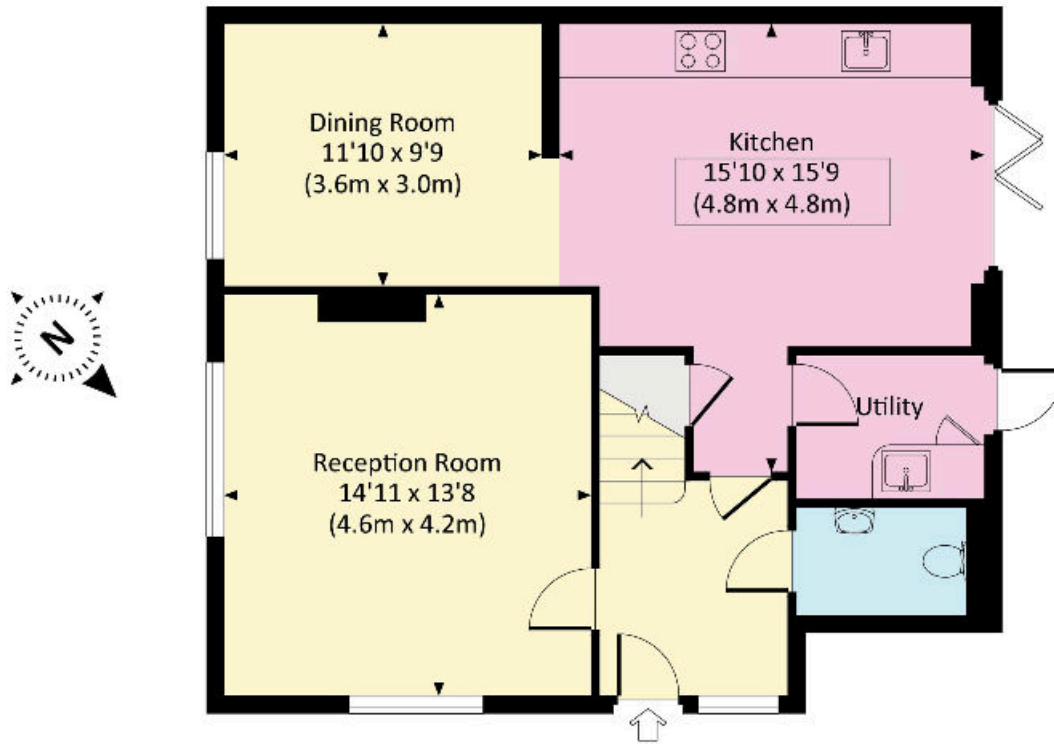
Location

Leckhampton Views is a popular district of Lekhampton with its wide tree lined roads and proximity to the popular Bath Road with its eclectic mix of shops and boutiques. There are two Ofsted 'Outstanding' primary schools within catchment and Cheltenham College, Cheltenham Ladies' College and Dean Close School are all within 1 mile of the property.

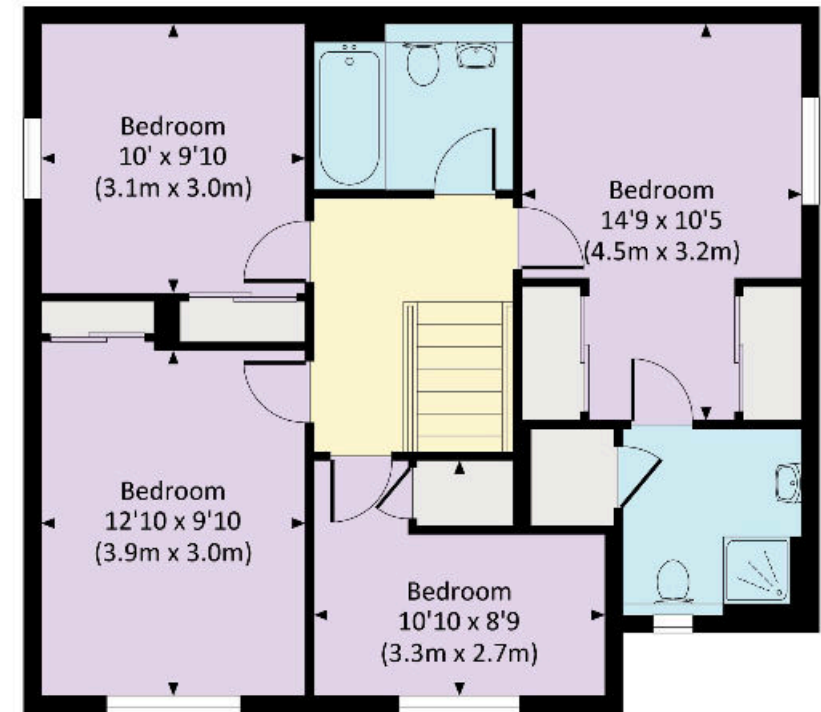


Approximate Gross Internal Floor Area 127.5 sq m / 1,372 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



GROUND FLOOR



FIRST FLOOR

Knight Frank

Cheltenham

123 Promenade

Cheltenham

GL50 1NW

knightfrank.co.uk

I would be delighted to tell you more

Harry Bethell

01242 312573

harry.bethell@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2023. Photographs and videos dated April 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.