

23 Fairfield Park Road, Cheltenham, GL53 7PQ



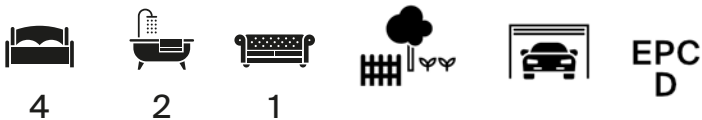
A stunning town house located in the ever popular district of Leckhampton.

Description

This fabulous four-bedroom home is located in one of Cheltenham's most popular areas. Meticulously renovated, seamlessly blending modern and period features to create spacious, light-filled living spaces. The ground floor hosts a versatile double reception area and a sleek, well-equipped kitchen with access to the courtyard garden. Upstairs, three generous bedrooms, including a master with an en suite, while the converted loft offers a fourth bedroom with an en suite and picturesque views of Leckhampton Hill. Outside, a delightful southwest-facing garden and a spacious garage perfectly complement this exceptional property. The house is positioned away from the tree-lined road, featuring a pathway leading to the front door and side access to the southwest-facing rear garden. Despite its proximity to The Bath Road, the garden offers a comfortable size for outdoor living. The charming rear space invites outdoor seating amid greenery, including planted beds and potted plants, all neatly enclosed by sturdy close board fencing. Additionally, a spacious garage is situated at the back of the house.

Location

Fairfield Park Road, nestled on the outskirts of the esteemed Bath Road, holds a coveted spot in Leckhampton. Renowned for its superb shops, local boutiques, and dining options, this area offers a serene ambiance with easy access to various amenities and top-rated schools, including Leckhampton and Naunton Park Primary schools, Leckhampton High School, and Cheltenham College. Situated just a short 15-minute stroll from Cheltenham's cultural hub and conveniently connected to the A40 for travel to Oxford and London, this location is only 4 miles away from Cheltenham town centre.









Property Information

Tenure Freehold

Services All mains services are connected to the property.

Local Authority Cheltenham Borough Council

Council Tax Band D

Agents Note The house benefits from side access which is owned by this particular property with a side door to the front of the house going to the rear garden. This makes it ideal for taking bikes through to the garden without needing to go into the main house. There is also rear access and a garage to the back.



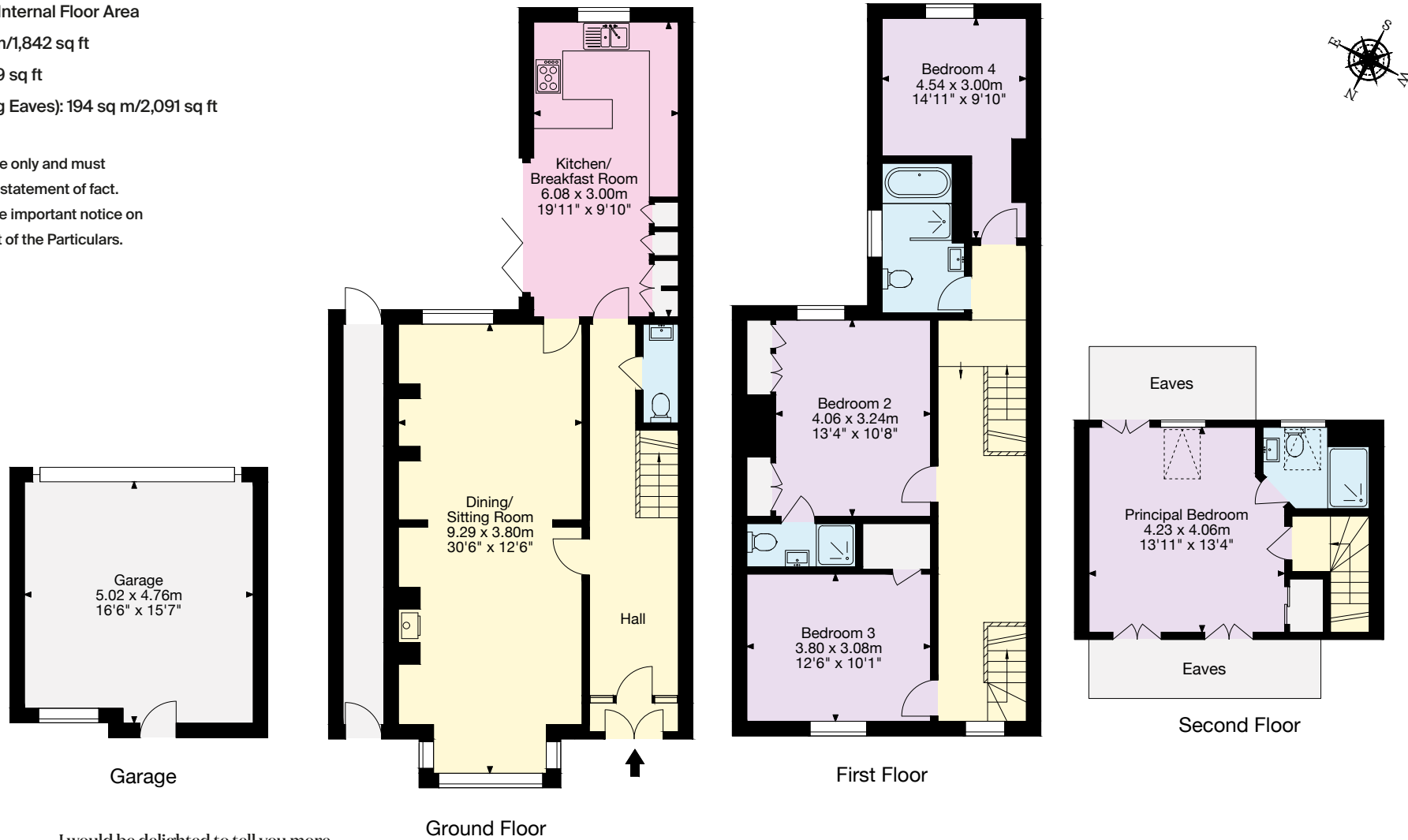
Approximate Gross Internal Floor Area

Main House: 171 sq m/1,842 sq ft

Garage: 23 sq m/249 sq ft

Total Area (Excluding Eaves): 194 sq m/2,091 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.



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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.

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Particulars dated December 2023. Photographs and videos dated December 2023.

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