



Tower Lodge Leckhampton Hill Gloucestershire





A beautiful home close to town but with stunning views to the Malvern Hills.



With gardens, grounds and a paddock measuring approximately five acres, Tower Lodge is a stunning Grade II listed country house offering some of the finest views this town has to offer.

This is a substantial family home that provides the perfect blend of town and country living. Located just a few minutes drive from Cheltenham town centre on the side of Leckhampton Hill, there are breathtaking panoramic views across the Seven Vale towards the Malvern Hills in the far distance. The house is accessed via automated gates leading to the large sweeping drive which provides ample parking and access to the double garage.

Inside, the double-height reception hall provides a fitting entrance to this delightful home and opens into the principal reception and living areas. At ground floor level the accommodation has an airy and 'open plan' feel. There is a well-appointed kitchen with a utility/boot room behind.



The kitchen opens on to a large orangery which is perfectly located to take in the aforementioned views and has a modern log burner and doors to the garden. Adjacent to the orangery there is a sitting room which in turn opens via double doors to the drawing room with a large wood-burning stove. Both these reception rooms are positioned to take in the westerly views. The tower, which gives the house its name, is located to the other side of the reception hall and has a reception room at ground level and a bedroom above accessed via an independent staircase.

At first floor level, there is a delightful principal suite, a guest suite and three further double bedrooms served by two bath/shower rooms. There is a small annexe studio/office that is accessed externally but attached to the house via the double garage and has a kitchenette and bathroom.

Outside the property has around five acres of grounds, including formal gardens with patio terraces and natural pond, post and rail fenced paddock and a large detached stone barn with separate vehicular access.





Montpellier 2 miles
M5 (J11A) 6 miles
Cirencester 13 miles
Oxford 41 miles
(All distances approximate)



Situated to the southeast of Cheltenham enjoying superb views, Leckhampton Hill is conveniently located within two miles of the town centre and just a short drive from the popular and cosmopolitan Bath Road which has an excellent selection of boutique-style shops, coffee shops and other conveniences. Also, close by are Leckhampton Primary school and Richard Pates school, both of which have an excellent reputation.

Communications are excellent with access to the M5 (J11A) via the A417 also connecting to the A40/A419 to Oxford, Swindon and London. There are direct train services to London Paddington from Swindon and Cheltenham Spa and to Bristol Parkway and Birmingham New Street from Cheltenham Spa. International airports can be found in Birmingham (approximately 64 miles) and Bristol (approx. 52 miles) with London Heathrow approximately 92 miles away.

Approximate Gross Internal Floor Area

462.1 sq m/4974 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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