

SAMPLE PROPERTY DETAILS ONLY



**ST LEONARDS, 25 CHARLTON LANE,
LECKHAMPTON, CHELTENHAM, GL53 9DT**

PRICE GUIDE

£425,000

FREEHOLD

**FOR SALE BY PUBLIC AUCTION
UNLESS PREVIOUSLY SOLD OR WITHDRAWN**

**A THREE BEDROOM BAY FRONTED PERIOD DETACHED HOUSE INCLUDING
DETACHED COACH HOUSE WITH FULL PLANNING PERMISSION TO
EXTEND AND REDEVELOP INTO A SUBSTANTIAL TWO BEDROOM
DETACHED DWELLING AND LARGE GARDEN WITH SCOPE FOR
REDEVELOPMENT**

St Leonards, 25 Charlton Lane, Leckhampton, Cheltenham, GL53 9DT C455

SITUATION: St Leonards, Charlton Lane lies approximately one mile distance from Cheltenham Town centre which offers an excellent range of fashionable shopping facilities, amenities, restaurants and wine bars, whilst Leckhampton's Bath Road shops are even more convenient. Cheltenham boasts a number of excellent schools including Cheltenham Gentlemen's and Ladies Colleges, Dean Close and The University of Gloucestershire. There are good sporting and leisure facilities in and around the town including several gymnasia's, indoor swimming pools, outside swimming pool at Sandford Lido, tennis, squash, hockey and croquet clubs in the Old Bath Road, golf at Lilley Brook, Ullenwood and Cleeve Hill and National Hunt racing at Prestbury Park. Cheltenham is well placed for access to the motorway network via junctions 10 & 11 on the M5 and there are also train services to London and other major cities from Cheltenham Spa.

THE PROPERTY: A period double fronted detached house situated in a sought after area of Leckhampton including detached coach house with full planning permission to extend and redevelop into a substantial two bedroom detached dwelling. The property further benefits from a large enclosed garden which measures approximately 160' x 50' offering scope for redevelopment.

The property and coach house comprise:-

THE PROPERTY

- * Sought after area *
- * Convenient to local schooling, shopping facilities & amenities *
- * Entrance hall * Reception hall * Large Lounge *
- * Separate dining room * 14' kitchen/breakfast room * Conservatory
- * Family bathroom * Three double bedrooms * Master bedroom with en-suite *
- * Gas central heating * Double glazing *
- * Enclosed front garden * Driveway offering hard standing for eight vehicles plus *
- * Approximate 160' x 50' mature enclosed rear garden *

COACH HOUSE

- * Detached *
- * Full planning permission to extend existing accommodation to a substantial two bedroom detached property *
- Accommodation at present – four rooms

THE ACCOMMODATION COMPRISES (with approximate measurements):-

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|----------------|---|
| ENTRANCE | Cast iron gate gives access to a pathway leading to pitched canopied entrance porch. |
| RECEPTION HALL | Multi panelled frosted double glazed entrance door. Double panel radiator. Telephone point. Built-in under stairs storage cupboard. Twisting staircase with balustrade leading to galleried landing and first floor living accommodation. |

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SITTING ROOM
21'10 x 13'10 max
(6.65 x 4.21)

Georgian bar double glazed bay window to front aspect. Double glazed sliding patio door and window with views to enclosed rear garden and coach house with Leckhampton Hill in the distance. Feature fireplace with wooden surround and raised slate hearth. Two double panel radiators. T.V. aerial point. Raised skirting. Coving. Wall light points. Dado rails.



Sitting room



Dining room

DINING ROOM
11' x 10'10 max
(3.35 x 3.30)

Georgian bar bay window to front aspect. Original period cast iron open fireplace with wooden surround and tiled hearth. Double panel radiator. T.V. and telephone aerial points. Raised skirting. Picture rails.

KITCHEN/BREAKFAST ROOM
14'5 x 10'
(4.39 x 3.04)

Georgian style double glazed window to rear and side aspect. 'Hygena' fitted kitchen comprising a matching range of eye and base level storage units with cupboards and drawers, corner unit and leaded light glass display unit. Laminated roll edge worksurfaces. Built-in 'Hygena' fan assisted oven with grill. Fitted 'Hygena' gas hob with light and extractor hood over. Inset toughened resin one and half bowl single drainer sink unit with mixer tap attachment and tiled splashbacks over. Double panel radiator. Granite tiled flooring. Glazed door to conservatory.



Kitchen/breakfast room

CONSERVATORY
16'4 x 6'7
(4.97 x 2.00)

Multi panelled windows with views to rear garden and driveway. Glazed double doors to rear garden. Ceramic tiled flooring. Space and plumbing for automatic washing machine. Power switch to coach house.

ON THE FIRST FLOOR

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| GALLERIED LANDING | Double glazed window to front aspect. Raised skirting. Double panel radiator. Wall mounted programmable central heating timer control with boost facility. Trap to loft space housing gas combination boiler supplying central heating and hot water cylinder. |
| FAMILY BATHROOM 9'9 max x 7'6 (2.97 x 2.28) | Multi panelled double glazed window to front aspect. Modern white suite comprising panelled bath with dual hand grab rails and tiled splashbacks fitted with 'Mira' shower unit and shower screen door. Low level w.c. with wooden seat. Pedestal wash hand basin with tiled splashbacks over. Expelair system. Double panel radiator. |
| MASTER BEDROOM 16'5 max x 10'3 (5.00 x 3.12) | Multi panelled double glazed window with views to enclosed rear garden and towards Leckhampton Hill. Double panel radiator. Two built-in wardrobes. Raised skirting. Stained wooden floor boards. Wall light points. Telephone point. T.V. aerial point. |
| EN-SUITE | Double glazed window to side aspect. En-suite comprising built-in fully tiled shower fitted with 'Mira' shower unit, drip tray and folding shower screen door. Pedestal wash hand basin with mixer tap attachment, tiled splashbacks and mirror over. Low level w.c. with wooden seat. Dado rail. Expelair system. Spot light. |
| BEDROOM TWO 11'5 x 11'3 max (3.48 x 3.42) | Double glazed window to front aspect. T.V. aerial point. Telephone point. Double panel radiator. Raised skirting. |
| BEDROOM THREE 11'1 max x 10'2 (3.37 x 3.09) | Multi panelled double glazed window to rear aspect with views towards Leckhampton Hill. Double panel radiator. Raised skirting. |

EXTERIOR

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| FRONT GARDEN | Enclosed by Cotswold stone walling, wooden picket fencing and hedging being mainly laid to lawn with various flowers and shrubs. Wrought iron gate gives access to a pathway leading to the front entrance of the property. To the side of the property there is a wide stone chipped driveway leading via double ornate wrought iron swing gates with brick pillars to sweeping stone chipped driveway offering total hard standing for six vehicles. |
| REAR GARDEN (Total measurement) 160' x 50' | Partly enclosed by wooden fencing, conifer trees and various flowers and shrubs. Mature garden being mainly laid to lawn and stocked with various trees and apple trees enclosed with box hedging and fencing benefiting from views to Leckhampton Hill. Two summer houses and a green house. |



Enclosed rear garden



The Coach House

THE COACH HOUSE

The Coach House has full planning permission to be redeveloped and extended into a two bedroom detached dwelling. The accommodation is presently split into four rooms with double wooden ledge and braced swing doors to front and stable door. To the rear there is a double part brick built carport.

Scope for building plot approx. 90' x 50'

VALUING PROPERTY

IF YOU HAVE A PROPERTY YOU WOULD LIKE TO SELL PLEASE
TELEPHONE US FOR A FREE NO OBLIGATION VALUATION.

FINANCIAL ADVICE

COTSWOLD ESTATE AGENTS have access to INDEPENDENT MORTGAGE ADVICE.
Professional advice on the widest range of mortgages, life assurance and investment products. Further details on request.

These details have been prepared on the instructions of the vendor(s) of the property. No apparatus, equipment, fittings or services have been tested, so we are unable to verify that they are in working order. The buyer is advised to obtain their own verification from a qualified person.