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105 Naunton Crescent

Cheltenham, GL53 7BE

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*A charming and extended classic  
Leckhampton townhouse.*

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- |                       |                         |
|-----------------------|-------------------------|
| • Entrance hall       | • Three double bedrooms |
| • Reception room      | • Family bathroom       |
| • Kitchen/Family room | • Courtyard garden      |
| • Dining Room         | • Rear garden           |
| • Cloakroom           |                         |
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Naunton Crescent is a well-known and regarded address in the heart of Leckhampton just off Old Bath Road with its lovely eateries and boutique shops. It is most noted for its wide and attractive street scene with pretty townhouses that line each side of the road making it one of delightful character. The property is deceptively spacious and has been cleverly extended over the years to increase the square footage and to add volume and natural light, the result of which is a classic home, ideal for both family life and professionals.

The front door leads into the entrance hall with a door into a more formal reception room which enjoys a view of the street scene to the front. A dining room is central to the downstairs layout, not only as a functional room with a lovely exposed brick fireplace it introduces and opens to the wonderful kitchen/family room, which is set in the extended part of the property, making this entire space a superb place to entertain.

The kitchen itself is fitted with a range of units and integrated appliances and the space for a family area settles under the ceiling lanterns and next to doors that open to the patio and garden beyond.



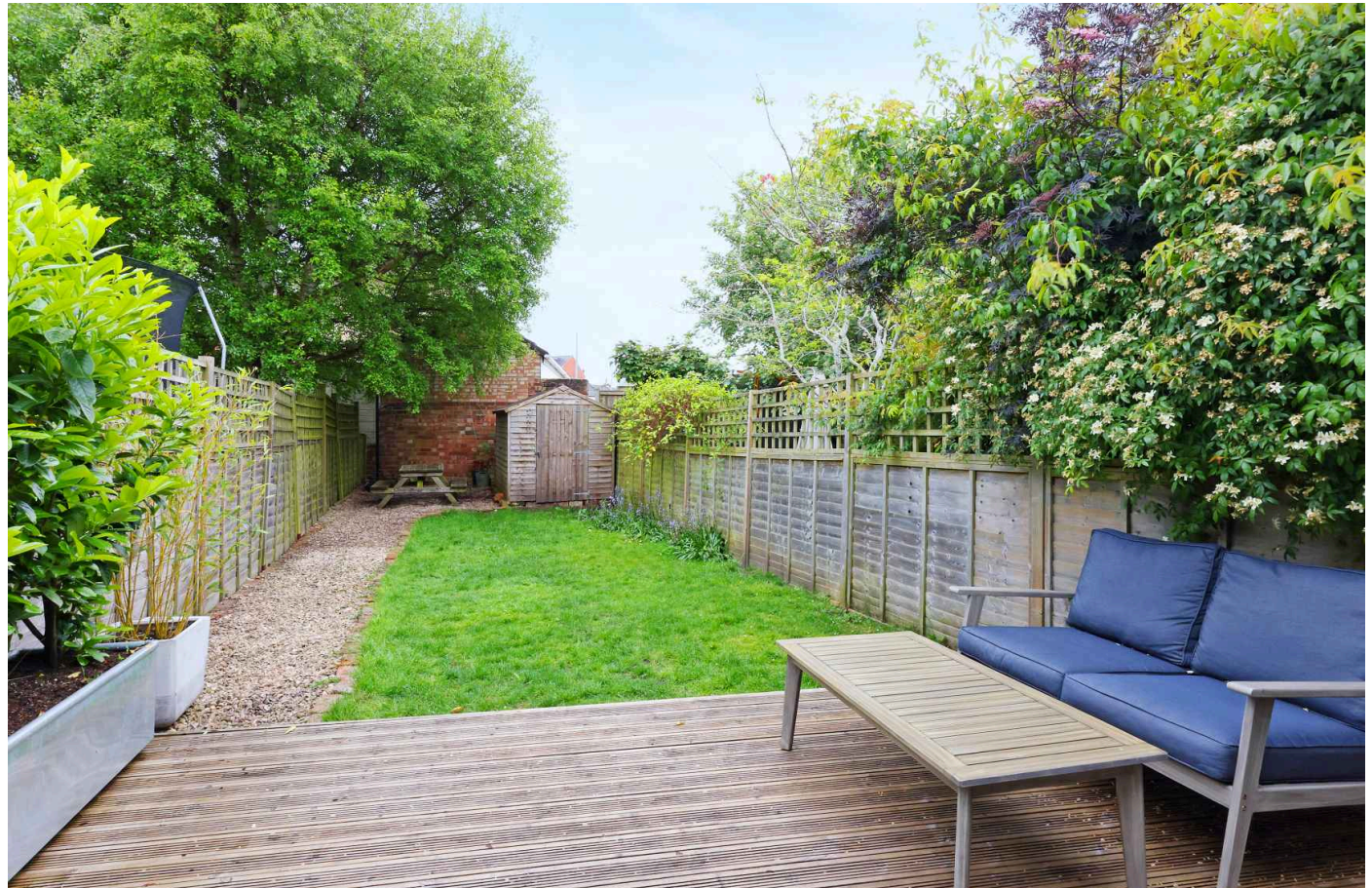
There are two double bedrooms and a family bathroom on the first floor and a further double bedroom with wardrobes fitted into the eaves on the second floor.

#### Outside:

The garden is unusually generous and a rare find for living so close to the town. A decked area, accessed from the family room/kitchen flanks the level lawn, which is bonded by high fencing with mature trees. There is also an enclosed courtyard garden which can be accessed from the kitchen and family room.

#### Situation:

Leckhampton itself, is an area that is without doubt one of the most highly sought after pockets of the town and just a short stroll of Cheltenham's fashionable shops, lively restaurants and festival offerings. The village itself has retained its status as one of the best pockets of the town with the well-reputed Naunton Park Primary School and the new Leckhampton High School, within a stone's throw of the house. Owing to this and the cultural lifestyle on offer, including playing hosts to several highly acclaimed festivals, it is now regarded as one of the places to live and raise a family. For the commuter, this area is particularly well placed for both motorway access and the train station which can be reached, by foot, in less than 15 minutes.



# NAUNTON CRESCENT, GL53

Approx. gross internal area  
1632 Sq Ft. / 151.6 Sq M.



All measurements are approximate and for guidance and illustrative purposes only.  
Photography and Floor Plans by [www.thedowlingco.com](http://www.thedowlingco.com) - +44 7793 974 209



Kingsley Evans  
115 Promenade  
Cheltenham  
Gloucestershire  
GL50 1NW

t: +44 (0) 1242 222292  
e: [info@kingsleyevans.co.uk](mailto:info@kingsleyevans.co.uk)  
w: [www.kingsleyevans.co.uk](http://www.kingsleyevans.co.uk)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC