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Norwood Cottages

60 Church Road, Leckhampton, Cheltenham, GL53 0PR

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A charming and beautifully presented detached home with off road parking, a large garage and garden studio on this sought after road in Leckhampton.

- Entrance hall/Snug
- Kitchen/Breakfast room
- Sitting room
- Family room
- Home office
- Shower Room/Utility room
- Principal bedroom with Dressing room and Bathroom
- Two further bedrooms
- Garden studio
- Large Garage & Off-road parking
- Greenhouse/Potting shed

Norwood Cottages is a charming Grade II listed thatched property offering sympathetically renovated and characterful accommodation. Formerly two cottages, this delightful home combines 16th and 18th century cottages with a modern extension that has updated the interiors whilst preserving the very special features that make this such a picturesque and inviting home.

Both internally and externally, this charming home is one of great character with the period detail one would expect of its era, including exposed beams, original floorboards, an Inglenook fireplace and bread oven.

The current owners have carried out sensitive renovations over the years. 25 years ago, they added an Architect designed traditional oak framed extension, with underfloor heating. The design was recognised and commended by the Cheltenham Civic Society.

The reception rooms on the ground floor seamlessly interlink in a more open plan layout. The front entrance is through the snug, a charming room featuring exposed beams, a large inglenook fireplace, with an original bread oven and a wood burner inset.



From here, a door opens into the farmhouse style kitchen/ breakfast room to one side and to the other, the more formal sitting room, which also has a feature fireplace and gas stove. The family room is set within the modern extension, providing a stunning contrast to the period charm of the living rooms. This light filled room has two sets of French doors opening to a terrace and the southerly facing garden. A further door that gives side access, provides a useful secondary entrance point from the drive. A shower/utility room along with access to the rear garden can be found off a lobby adjacent to the kitchen.

The bedrooms, on the first floor, are accessed by two sets of stairs: one from the sitting room rising to the principal bedroom suite with bathroom and dressing room and the other from the kitchen leading to two double bedrooms.

Outside: The gardens are a lovely feature to the property enjoying a southerly facing aspect with views towards the church and Leckhampton Hill. The gardens have mature well stocked borders with feature blossom trees. The driveway offers off road parking for up to three cars and access to the large garage which has a door that opens to the garden. On a raised tier, there is a garden studio with power and light, ideal as a home office or outside gym. In addition there is a greenhouse/ potting shed.

Situation: Church Road is a sought-after road, which in part feels semi-rural. The house is set in the heart of the old village of Leckhampton, an area that is without doubt one of the most desirable and highly sought-after pockets of Cheltenham. The appeal of this location is its proximity to the thriving Bath Road centre, Leckhampton Primary School, and the new Leckhampton High School. Despite its proximity to shops and restaurants, the property sits close to the foot of Leckhampton Hill and has a real semi-rural fee. There is easy access to some of the best walking in the Cotswolds countryside. For the commuter, this area is particularly well placed for access to bus routes, motorways networks, the M5, M50 and M4 via the A417, Cirencester to Swindon highway.

Services: Gas-fired central heating, Underfloor heating to the Family Room, Full fibre broadband, Metered water.

Council Tax Band D



FLOORPLANS

Approximate Floor Area = 164 sq m / 1766 sq ft
 Garage = 22.2 sq m / 239 sq ft
 Outbuilding = 3.3 sq m / 36 sq ft
 Total = 189.5 sq m / 2041 sq ft



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