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Broadwell

Church Road, Leckhampton, Cheltenham, GL53 0UJ



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*A wonderful detached family home set in 0.7 acres with the most amazing views looking over fields, up to Leckhampton Hill.*

- Reception hall
- Kitchen/Dining room
- Sitting room
- Orangery
- Family room
- Play room
- Laundry room
- Cloakroom
- Principal bedroom
- Six further bedrooms
- Family bathroom
- Family shower room
- Beautiful gardens
- Garage & Parking
- Set in 0.7 acres

Nestled within the most glorious gardens and arguably enjoying some of the best views within this pocket of Cheltenham, Broadwell is a beautiful property with origins dating back to 1670 with later additions, offering a wealth of character and period features. A much treasured family home, it has been lovingly maintained by the current owners who have cleverly used a well-curated palette of natural materials and colours, including cladded and beamed ceilings, fireplaces and ample glass that is noted throughout with the use of contemporary windows and a wonderful orangery.

The views are what make this very special home something extraordinary with a carefully considered floorplan that extends to 3300 Sq Ft, ideal for modern family living.

Entrance is via a hallway that is central to the accommodation and introduces the reception rooms with a door opening to the wonderful sitting room which in harmony also connects the principal rooms. At a little under 30 ft, it is an expanse of living space with a feature Inglenook fireplace and a windows that allow for a beautiful view over the grounds and broader country scene.





A door opens to the orangery, enjoying a panoramic vista of the gardens and also offers access to a family/hobby room to one side and to the other, the dining room and kitchen.

As with any of the best family homes, this charming room is the heart of the house, open plan in style with a distinct area for bespoke units, an Aga, in addition to a large space for a dining table adjacent to a set of French doors that opens to the sun terrace. A side hallway gives access to outside and to a playroom and opposite, a cloakroom. A laundry room is positioned to the front of the house, giving internal access to a garage.

A staircase rises to the first floor and the charming bedroom space. The principal bedroom enjoys a double aspect view of the fields beyond. This and the remaining five bedrooms on this floor are serviced by a shower room and a family bathroom.

On the second floor is a further bedroom, which is currently being used as an office.

Outside: The setting of Broadwell is a fundamental element to the overall feel of this very special home. Nestled within c 0.7 acres, it is not only its immediate grounds that are wonderful but that of the broader countryside scene that make this position completely unique for living so close to town. The gardens are a complete joy, an idyllic place for families, keen gardeners and those looking to enjoy a level of self-sufficiency with curated raised beds of herbs, plants and vegetables. Mature and well planted, the gardens are an expanse of level lawn with well stocked borders and hedging to provide privacy at the boundaries and a gate that can access the fields behind. To the front of the house there is parking for a number of cars and access to the garage.

Situation: Church Road is a lovely and long road that in parts feels semi-rural, set to the edge 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, Leckhampton Primary School, and the new, Leckhampton High School. Despite its access to shops and restaurants, the property sits close to the foot of Leckhampton Hill and has a real semi-rural feel, also giving access to some of the best walking countryside. For the commuter, this area is particularly well placed for access to motorways networks, the M5 and M50 and the A417, Cirencester to Swindon.





**Approximate Gross Internal Area 3300 sq ft - 307 sq m**

Ground Floor Area 1838 sq ft - 171 sq m

First Floor Area 1287 sq ft - 120 sq m

Second Floor Area 175 sq ft - 16 sq m

