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EVANS



281 Adelaide Cottage

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281 Old Bath Road, Cheltenham, GL53 9AJ

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A beautifully finished and interior led semi detached period home with parking, garden and home office on this sought after road in the heart of Leckhampton.

- Entrance hall
- Sitting room
- Snug
- Kitchen/Breakfast room
- Utility room
- Three double bedrooms
- Family bathroom
- Shower room
- Garden office
- Parking
- Westerly facing garden

A beautifully renovated, interior-designed home of exceptional style and quality. Carefully restored in recent years, the property combines a refined contemporary finish with the character and charm of its period origins, creating a truly turnkey home. The layout is both practical and distinctive, with thoughtfully introduced glazing maximising natural light and enhancing the sense of space throughout the interiors.

A welcoming entrance hall introduces a series of reception rooms, and whilst separate, they flow and interlink in sequence.

The more formal sitting room is lovely, with a wood-burning stove, it adjoins both an internal courtyard area and the kitchen. The kitchen is the centre point to the reception rooms, well-appointed with a range of fitted units, it offers double doors and Crittal glazing which enhances the light and brings the outside in.

From here, a door opens to a snug room, a charming room with Crittal windows overlooking the garden and a log burning stove as a focal point. A utility room, with rear access, is positioned next to the kitchen.



Bedroom three is set on the ground floor, adjacent to a shower room that doubles as a guest cloakroom.

The two main bedrooms are nestled on the first floor, sharing a modern family bathroom. All three bedrooms have bespoke fitted wardrobes.

Outside:

Set back from the road, the property is fronted by a driveway offering parking for two cars and a EV charger. The gardens are a lovely, unexpected expanse of outside. Laid with a patio for easy maintenance, a clever use of planting has given it a green and mature feel. Within the garden are several store rooms, ideal for garden furniture. In addition, there is a home office with power, lighting, and wifi. It is a lovely space for a studio, a home gym or as it is currently used, as an office.

Situation:

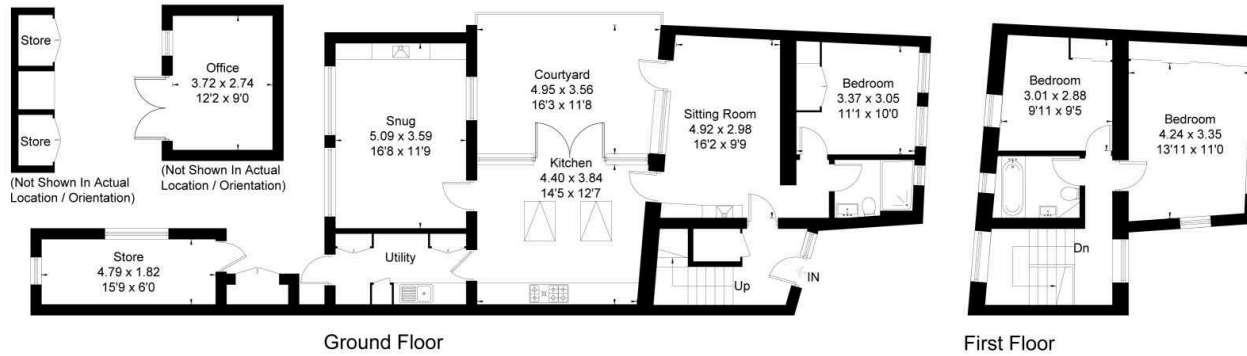
Without doubt, Leckhampton is one of the most sought-after addresses within the town, and Old Bath Road is a well-reputed address. It offers a wonderful balance of green and open countryside yet within a short stroll of the boutique shops and lively café culture on Bath Road, which is known for its community feel and offers everything one needs for easy day-to-day living.

Schools, both private and state, in the local vicinity are widely known as some of the best in the area, with Leckhampton Primary and Naunton Park within bike and foot distance and new Leckhampton High School. In addition, The Richard Pate School and Cheltenham College are also within a stroll. This, and the vibrant neighbourhood on offer, has helped to retain the prestigious status Leckhampton holds as one of the best areas within the area. The location also has excellent access onto the A40 for Oxford and London and M5.



FLOORPLANS

Approximate Floor Area = 131.1 sq m / 1411 sq ft
 Outbuildings = 22.7 sq m / 244 sq ft
 Total = 153.8 sq m / 1655 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107673



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