



1 WHITLEY COURT
Leckhampton Road, Cheltenham, GL53 0BJ

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A rare opportunity to acquire a five bedroom detached home within a lovely plot in a quiet enclave in the heart of Leckhampton.

- A detached home
- Scope to improve (subject to planning consideration)
- Five bedrooms
- A large sitting room
- Mature gardens
- Off-road parking
- Double garage
- Quiet, no through road
- Priority catchment area for Leckhampton schools
- Heart of Leckhampton
- No onward chain

AN EXCELLENT DETACHED HOME OFFERING GREAT POTENTIAL

Forming part of a small enclave of just three individual homes off the sought after Leckhampton Road, Number One, Whitley Court offers an incredibly rare opportunity to acquire a 1960's detached property in such a prime yet discreet location. Commissioned by its only owner, 60 years ago, it has been a much-treasured family home that offers considerable scope for renovation. Together with a range of garaging and an outbuilding, it provides potential for exciting future development to reimagine the entire living accommodation subject to a purchaser's requirements and planning permission.

Leckhampton Road is a highly desirable address, while Whitley Court is a peaceful no-through enclave offering a rare combination of privacy and tranquillity, yet remaining part of a vibrant community. With Leckhampton Primary School, The Leckhampton High School and The Richard Pate School all within a short stroll and priority catchment, together with excellent local amenities less than ten minutes' walk away, the location offers an enviable lifestyle at every stage of life.

GROUND FLOOR

Ground Floor vestibule introduces an integral door to the garages on your right and immediately in eye line, overlooking the garden, is the home office. An inner hall leads to the principal reception space, offering the practical and lateral accommodation indicative of its era. A spacious sitting room connects to the sun terrace and garden by French doors. A snug provides a more informal sitting room, also enjoying views over the garden. To the front aspect is a kitchen with a range of units and integrated appliances, attached to a utility area with side access and a separate, more formal dining room.

A cloakroom completes the accommodation on this level.

FIRST FLOOR

Upstairs there are five double bedrooms. The principal suite enjoys an en suite bathroom, and a family shower room serves the remaining rooms.

OUTSIDE – LOW MAINTENANCE LIVING WITH SCOPE

The entrance is approached via a private road, with a generous driveway providing ample parking and access to the attached double garage. Mature planting and established gardens soften the frontage, creating a welcoming approach to the house.

To the westerly facing rear is a generous, established garden, with a paved terrace providing an ideal space for outdoor dining and entertaining. Lawned areas are bordered by mature planting, shrubs and trees, creating a private and secluded setting.

A five-bar gate offers access to more parking, carport and beyond, a summer house. The house and garden are set in circa 0.25 acres.

LOCATION

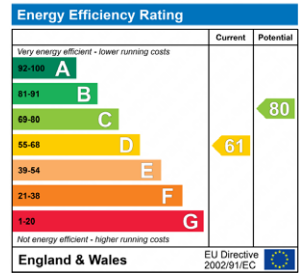
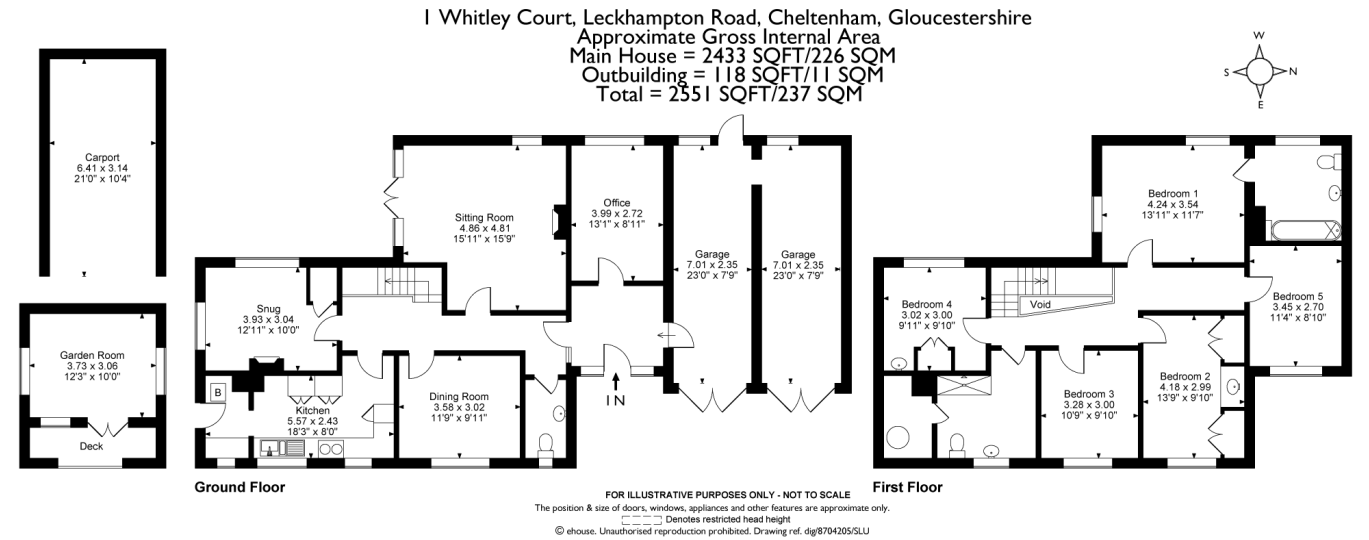
Without doubt Leckhampton is one of the most sought after addresses within the town. Highly sought after, it offers a wonderful balance of green and open countryside yet within a short stroll of the boutique shops and lively café culture on Bath Road, which is known for its community feel and offers 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.

Services All mains services are connected

Local Authority Cheltenham Borough Council (01242) 262626



FLOORPLANS



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