

Moorend Road, Leckhampton, Cheltenham, Gloucestershire, GL53 0HD



- Extended Period Home ● Two Double Bedrooms ● Impressive Kitchen/Dining Room
- French Doors Onto The Garden ● Private Rear Garden ● EPC C

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Key Features



2
Bedrooms



1
Bathrooms



1
Receptions

About the property

Having been extended and thoughtfully updated by the current owners, this two bedroom period home now offers an excellent balance of character and contemporary living, with a particularly impressive kitchen and dining space opening directly onto the rear garden.

The property is set back from Moorend Road behind its own frontage, which has been arranged to provide off-road parking.

Inside, the ground floor begins with a generous living room. This is a comfortable and characterful reception space, with wooden flooring and a wood-burning stove set within the chimney breast providing a natural focal point. There is ample room for a substantial seating arrangement, while the staircase rises to the first floor from one side of the room.

The real transformation is found towards the rear of the home. The kitchen has been substantially extended to create a much larger and more sociable arrangement than the original property offered. Contemporary cabinetry is complemented by timber work surfaces, with a peninsula providing additional preparation space and informal seating.

The kitchen flows naturally into a dedicated dining area, creating an excellent everyday living and entertaining space. Full-width French doors opening directly onto the garden, bringing plenty of natural light into the room and creating a particularly good connection with outside during the warmer months.

Upstairs, the landing leads to two double bedrooms. The principal bedroom incorporates a substantial range of fitted wardrobes, while the second bedroom is another comfortable double.

The bathroom is particularly generous for a property of this type and has been finished in a contemporary style, with both a freestanding bath and separate walk-in shower, together with a wash hand basin and WC.

Outside, the rear garden has been arranged to provide a combination of decked seating immediately adjoining the house and lawn beyond, with established boundaries creating a good degree of privacy. Pedestrian access provides a useful route to and from the garden without passing through the house.

To the front, the property benefits from off-road parking, another particularly useful feature given its Leckhampton location.

This is a strong example of how a traditional period home can be adapted for modern living. The extended kitchen/dining room has significantly improved the ground floor, while two genuine double bedrooms, a large four-piece bathroom, private garden and off-road parking complete a very appealing home.

Amenities

Leckhampton is one of Cheltenham's most established and sought-after residential areas, known for its period homes, strong sense of community and excellent access to both Cheltenham town centre and surrounding countryside.

Centred around the popular Bath Road, Leckhampton offers a wide range of independent cafés, restaurants, pubs, shops and everyday amenities, creating a well-established neighbourhood feel while remaining within easy reach of Montpellier and central Cheltenham.

The area is particularly popular with families due to its access to highly regarded schools including Leckhampton C of E Primary School, Naunton Park Primary School, Balcarras School and Leckhampton High School, alongside Cheltenham College and Cheltenham Ladies' College nearby.

Leckhampton also benefits from direct access to Leckhampton Hill, the Cotswold escarpment and a range of green open spaces, helping create a balance between town living and outdoor lifestyle that continues to attract buyers looking for a long-term home in Cheltenham.

Cheltenham Spa station, the A40 and M5 motorway are all easily accessible, further contributing to Leckhampton's popularity.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From Cheltenham town centre proceed along Bath Road passing our offices and continue over the island onto Leckhampton Road. Continue for some way, pass the right turn to Moorend Road, pass Halland Road on the right and take the second right turn into Moorend Road.

What 3 Words

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Services & Tenure - Freehold, Electricity - Mains Supply, Water – Mains Supply, Sewerage - Mains Supply
Heating - Gas

Local Authority

Cheltenham Borough Council
Council tax Band - C

Our reference

CHE260410



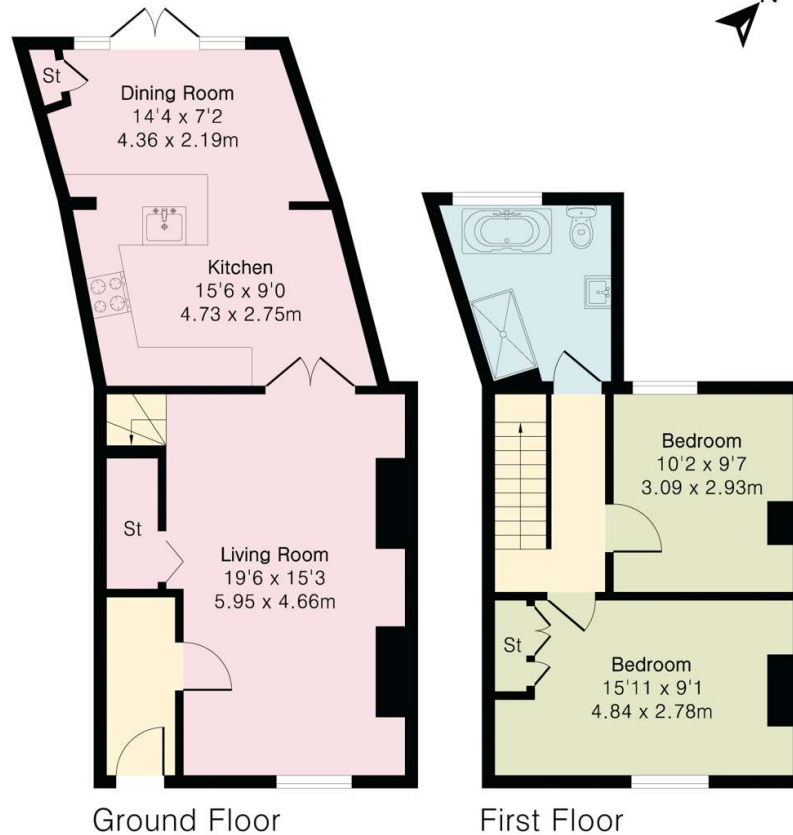




Approximate Gross Internal Area 903 sq ft - 84 sq m

Ground Floor Area 534 sq ft – 50 sq m

First Floor Area 369 sq ft – 34 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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