



Clare Street, Leckhampton, GL53 7NN

Guide Price £600,000



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Leckhampton, GL53 7NN

Beautifully extended and refurbished 3-bed semi-detached period home in Leckhampton. Regency charm, contemporary living, cellar, garden room, off-road parking. Ideal for families and professionals.

Council Tax band: C

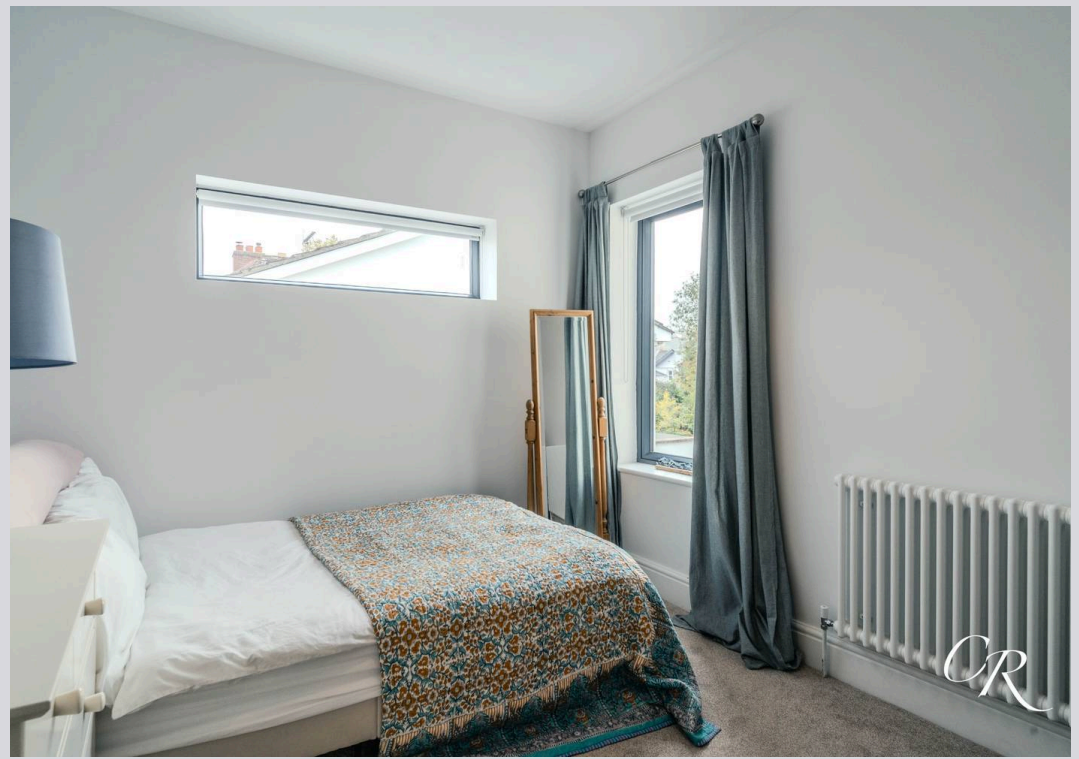
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautifully Presented & Extended Three Bedroom Semi Detached Home
- Fantastic Location Situated Close To Local Amenities
- Basement With The Potential For Conversion Subject To Planning And Building Regulations
- Garden Room & Storage
- Enclosed Courtyard Garden With Side Access
- Off Road Parking For Two Vehicles





A beautifully extended and thoughtfully refurbished three-bedroom semi-detached period home, combining classic Regency charm with stylish contemporary living. Located on a peaceful residential street just moments from Cheltenham's bustling Bath Road amenities, this elegant home offers versatile accommodation spread across three floors, including a useful cellar and an impressive open-plan kitchen extension opening onto a landscaped garden with a versatile garden office.

Sitting Room: The property opens into a beautifully presented sitting room featuring a sash window with sleek shutters, elegant Karndean flooring, and a feature log-burning stove creating a welcoming focal point. The décor blends warm tones and soft lighting, establishing a comfortable yet sophisticated living space ideal for relaxing or entertaining.

Dining Room: Flowing seamlessly from the sitting room, the dining room provides a perfect space for family meals or entertaining guests, benefitting from ample natural light through the skylight above and a continuation of the herringbone flooring. The open-plan layout enhances the sense of space, leading directly through to the stunning kitchen.

Kitchen: The impressive rear extension is the heart of this home a contemporary open-plan kitchen finished to an exceptional standard. Sleek cabinetry in muted green tones quartz countertops are complemented by brass hardware, a large central island with breakfast bar seating, and integrated modern appliances. Two large roof lanterns and bi-folding doors fill the space with light and open out to the landscaped garden, creating a wonderful indoor-outdoor connection ideal for entertaining.

Utility and Cloakroom: Adjacent to the kitchen, a practical utility room provides excellent storage and space for laundry appliances. A sliding door leads through to a stylish cloakroom featuring a modern washbasin and chrome towel rail, continuing the home's cohesive design and finish.

Cellar: The lower ground floor offers a generous cellar providing valuable additional storage space and excellent potential for conversion, subject to the necessary permissions.

(Note: There is current planning in place for a conversion with a window which is due to expire in 2026.)

Landing: The staircase rises to a bright first-floor landing illuminated by a skylight, leading to three beautifully presented bedrooms and the family bathroom.

Bedroom One: A spacious double bedroom positioned to the front of the property, featuring an original cast-iron fireplace, fitted wardrobes, and a sash window. The elegant colour palette and period details create a restful retreat.

Bedroom Two: A further double bedroom enjoying views over the rear garden, benefitting from tall feature windows that flood the room with natural light and contemporary décor that complements the home's stylish interior design.

Bedroom Three: A charming third bedroom, ideal as a nursery, dressing room, or home office, featuring a sash window overlooking the front of the property and elegant half-panelled walls.

Bathroom: Beautifully designed and finished to a high standard, the bathroom features a contemporary suite comprising a deep freestanding bath with rainfall shower over, a floating vanity with countertop basin, LED-lit mirror, and stylish marble-effect tiling throughout, creating a calming, spa-like environment.

Garden: The private rear garden is thoughtfully landscaped, offering a slate patio area perfect for alfresco dining and entertaining, with a neat lawn bordered by mature planting. There is also handy side access to the front of the property from here.

Garden Room & Shed: A superb outbuilding currently used as a home office, provides power, lighting, underfloor heating and fibre internet connection. A versatile additional space that could suit a variety of needs such as a gym or studio. There is also an attached shed space.

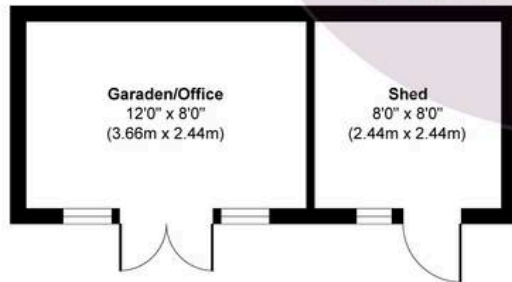
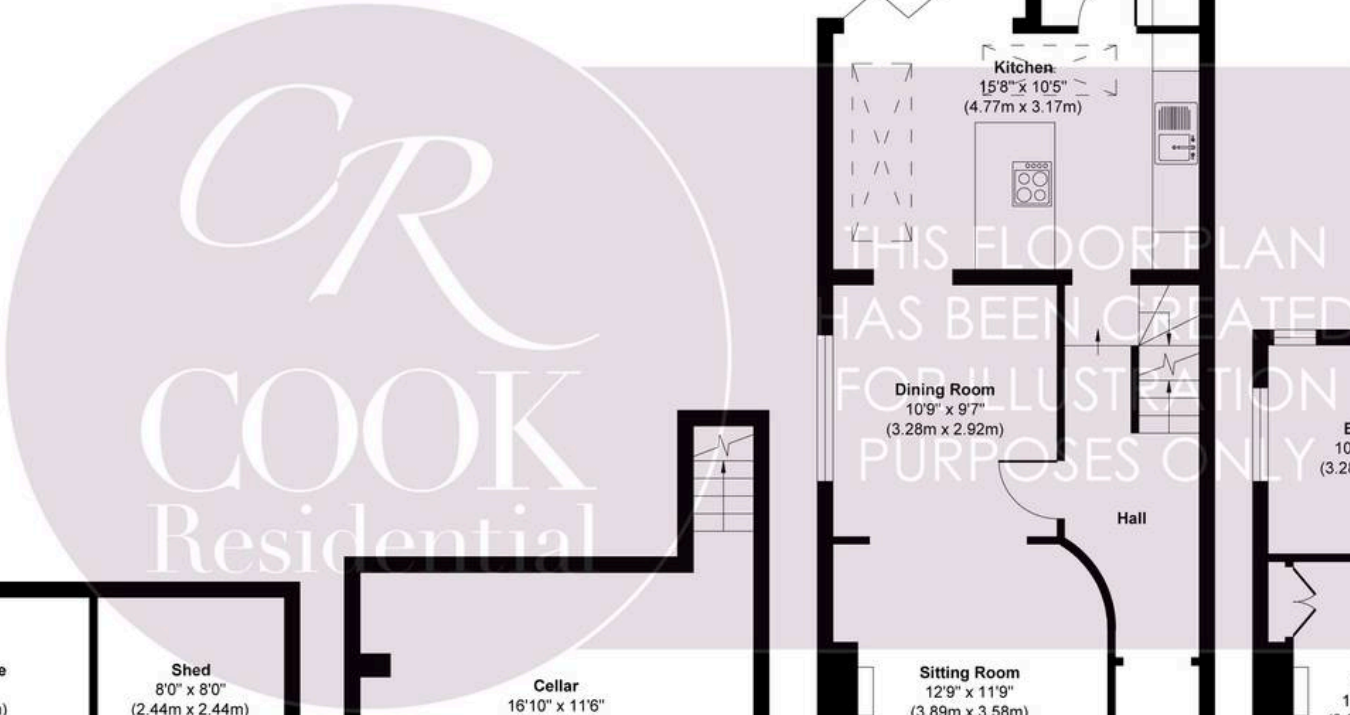
Parking: The property benefits from off-road parking located directly to the side of the house.

Tenure: Freehold

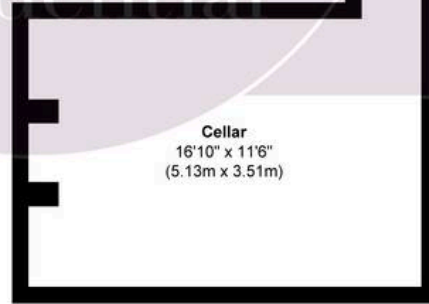
Council Tax Band: D

Location: Clare Street is ideally situated in the sought-after area of Leckhampton, within walking distance of Bath Road's independent shops, cafés, and restaurants. The property enjoys excellent access to local parks, highly regarded schools, and transport links, making it perfect for both families and professionals seeking a stylish and conveniently located home in central Cheltenham.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures, and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by the purchaser's solicitor. All measurements and details provided are for guidance only.



Outbuilding
Approximate Floor Area
162 sq. ft
(15.05 sq. m)



Lower Ground Floor
Approximate Floor Area
209 sq. ft
(19.41 sq. m)



Ground Floor
Approximate Floor Area
621 sq. ft
(57.69 sq. m)



First Floor
Approximate Floor Area
384 sq. ft
(35.67 sq. m)

Approx. Gross Internal Floor Area 1376 sq. ft / 127.82 sq. m (Including Outbuildings)
Approx. Gross Internal Floor Area 1214 sq. ft / 112.77 sq. m (Excluding Outbuildings)





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