



Ewlyn Terrace, Fairfield Road, Leckhampton, GL53 7PD

Guide Price £400,000





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A beautifully presented two-bedroom period home situated in a sought-after residential road, offering a wonderful blend of character features and contemporary open-plan living. Thoughtfully updated throughout, the property provides light-filled accommodation arranged over two floors, with a modern kitchen/dining space opening onto a private rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Beautiful Period Property
- Two Generous Bedrooms
- Character Features Throughout
- Open Plan Kitchen Dining Space With Island
- Private Enclosed Rear Garden
- Sought After Leckhampton Location





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Entrance Hall: A welcoming entrance with original wooden flooring, a part-glazed front door allowing natural light to filter through, and stairs rising to the first floor. A useful under-stairs storage cupboard is accessed from the dining area.

Sitting Room: Positioned to the front of the property, this charming reception room enjoys a large sash-style window and attractive half-panelled walls. A feature fireplace with wooden mantle creates a focal point, while the warm tones and natural light give the room a cosy yet elegant feel.

Dining Room: Opening seamlessly from the kitchen, the dining area offers ample space for a full-sized table and chairs, ideal for entertaining. Recessed alcoves and a feature fireplace add character, while the open-plan layout enhances the sense of space and flow.

Kitchen: The modern kitchen has been thoughtfully designed with shaker-style cabinetry, marble-effect worktops and a central island with breakfast seating. Integrated double oven, hob and extractor are complemented by further appliance space. A large rear window overlooks the garden and French doors provide direct access outside, creating an ideal indoor-outdoor connection.

Landing: Providing access to both bedrooms and the family bathroom.

Bedroom One: A generous principal bedroom spanning the width of the property, featuring dual windows which flood the room with natural light. A panelled feature wall adds depth and style, and there is space for freestanding furniture.

Bedroom Two: A well-proportioned second bedroom overlooking the rear garden, perfectly suited as a guest room, nursery or home office.

Bathroom: A contemporary shower room fitted with a walk-in shower enclosure, vanity unit with integrated storage, WC and heated towel rail. Finished in neutral tones for a clean and modern aesthetic.

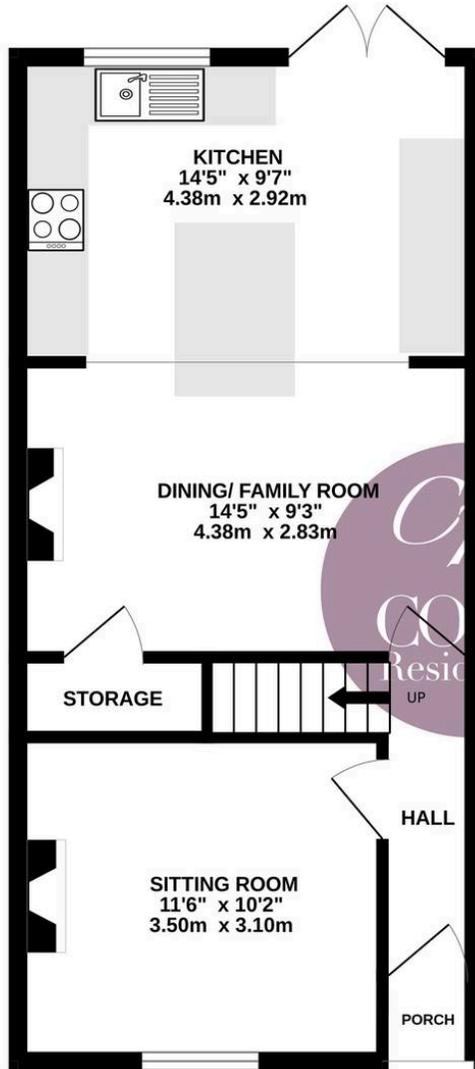
Outside: The enclosed rear garden enjoys a patio seating area directly off the kitchen, stepping down to a lawn bordered by mature planting. A timber shed provides useful storage, and the garden offers a private setting ideal for relaxing or entertaining.

Location: Situated within the highly sought-after Leckhampton area of Cheltenham, Fairfield Road enjoys a prime position close to an excellent range of local amenities. The popular Bath Road is just a short stroll away, offering independent cafés, restaurants, bakeries and everyday conveniences. The property is also well placed for highly regarded local schools and provides easy access to open countryside and scenic walks towards Leckhampton Hill, while Cheltenham town centre remains within comfortable reach.

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GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



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THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATIVE
PURPOSES ONLY

TOTAL FLOOR AREA : 771 sq.ft. (71.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

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