



26 ASQUITH ROAD, LECKHAMTON, CHELTENHAM GL53 7EL

## SPACIOUS FOUR-BEDROOM TOWNHOUSE WITH PANORAMIC COTSWOLD VIEWS A BESPOKE GARAGE AND DIRECT ACCESS TO NAUNTON PARK.

Set on Asquith Road, one of Leckhampton's popular residential streets, this well-proportioned three-storey family home enjoys elevated views over Naunton Park and the Cotswold hills. The property backs onto open green space - perfect for family walks, children's play, and a safe, accessible area for pets to enjoy. Plus, the local school is just a 2-minute walk through the park. The front is set back behind traditional wrought iron railings, with a mature pear tree adding charm and seasonal character.

This extended end-of-terrace home boasts features rarely found in Leckhampton, including a custom-built double garage/workshop with power, natural light, plumbing for domestic appliances, and a full-width Hormann electric roller door.

The versatile garage provides ample space for storage, fitness equipment, bikes, garden equipment, and laundry facilities still leaving room for cars. This is complemented by a paved driveway offering additional parking. A gate leads directly onto Naunton Park. Several rooms enjoy far-reaching views over the Cotswold hills and Naunton Park.

On entering the property, the hall provides access to all ground-floor rooms. At the front is a generous sitting room with an ornate fireplace. The sitting room, dining room, and kitchen/breakfast room offer flexible living space.

The kitchen has an array of fitted units and built-in Neff appliances, ample space for a dining table, and access to the courtyard garden. There is also a useful cloakroom.

Upstairs, the first floor comprises three bedrooms - one enjoying beautiful views over Naunton park and Cotswold hills, while the other two face the front of the house - along with a modern four-piece bathroom featuring a separate shower and roll-top bath. The top floor boasts an impressive bedroom with special views over the park and Cheltenham's skyline, plus an en suite shower room.

Outside, the garden has a generous paved terrace ideal for pots and an artificial lawn. A wooden gate leads directly onto Naunton Park, while an impeccable tall privet hedge encloses the garden.

### Local Area

The High School Leckhampton is approximately 1.5 miles away, about a 30-minute walk. Montpelier and Cheltenham General Hospital are both approximately 0.7 miles from the property, around a 15-minute walk.

### Agents Note

A part of the property has a "flying freehold" over number 24 Asquith Road. It is possible to obtain an indemnity insurance policy to protect the purchaser. The title does not contain any right of way over the pathway between numbers 24 and 26, although the sellers confirm that this pathway is never used nor is it required for the enjoyment of this property.

Tenure: Freehold

EPC: D

Council Tax: D





Approximate Gross Internal Area = 1557 sq ft / 144.7 sq m  
 Garage = 356 sq ft / 33.1 sq m  
 Total = 1913 sq ft / 177.8 sq m

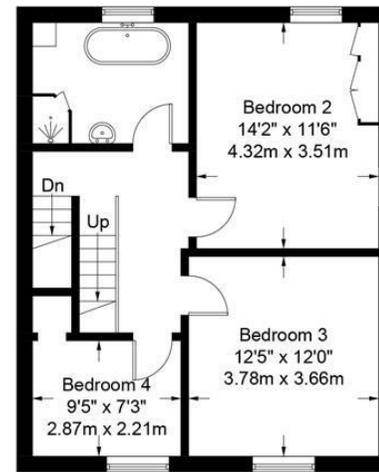
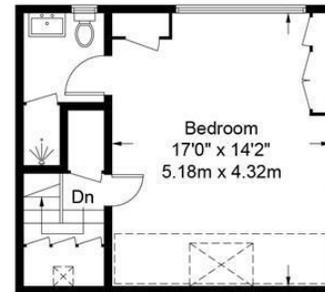
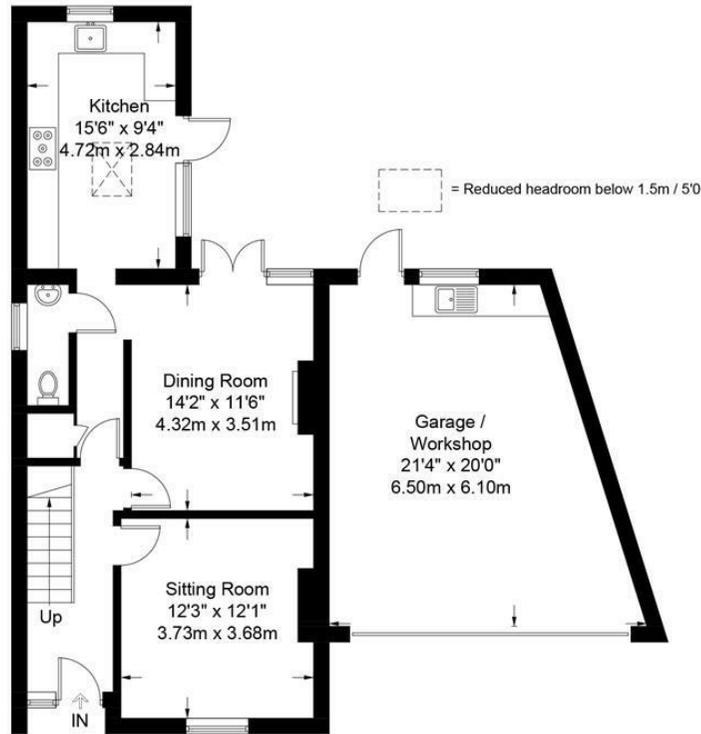


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