

# 29 NAUNTON PARK ROAD

LECKHAMPTON, CHELTENHAM, GLOUCESTERSHIRE, GL53 7DG

A TRUE GEM OF A VICTORIAN FOUR BEDROOM TOWNHOUSE, SITUATED ON A DELIGHTFUL, TREE-LINED ROAD IN A HIGHLY SOUGHT-AFTER AREA IN LECKHAMPTON.

SET WITHIN AN UNBROKEN TERRACE OF INDIVIDUAL RED BRICK HOMES, THE PROPERTY IS DISTINGUISHED BY ITS RARE DECORATIVE TERRACOTTA FRIEZE. IT STANDS ELEGANTLY BACK FROM NAUNTON PARK ROAD BEHIND RAILINGS AND PIERS, WHOSE RESTORATION RECEIVED A CIVIC AWARD IN 2021.

- Fully renovated townhouse
- 33' Kitchen/Breakfast Room with Aga Induction Range
- Sitting room with wood burner
- Second reception room with open fire
- Versatile lower ground floor currently cinema room
- Beautiful family bathroom
- Bi-fold doors opening to south facing garden garden
- Top floor bedroom with views and scope to extend
- Secure detached garage with electric roller door
- Additional private parking space

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A four bedroom townhouse offered in excellent condition located in one of the most sought after areas in Leckhampton.

THE PROPERTY
Carefully refurbished by the current owner, this impressive four storey Victorian townhouse combines original period character with stylish contemporary finishes. A wood burning stove creates a warm focal point in the sitting room, while an open fireplace adds charm to the second reception room. At the heart of the home is a bespoke kitchen, designed and fitted by Leckhampton Joinery and featuring an AGA induction range. Bi-fold doors open directly onto the thoughtfully landscaped town garden, creating an effortless flow between inside and out. A cloakroom, concealed utility cupboard and additional side access add further practicality to the ground floor.

Bright and airy, the first floor offers a generous principal bedroom with an original fireplace and extensive fitted wardrobes. There are two further well-proportioned bedrooms, one retaining a character fireplace and built-in storage, together with a stylishly renovated bathroom featuring a separate bath and shower. The top floor provides a charming guest bedroom with plentiful storage, overlooking the garden and enjoying views towards Naunton Park. It also offers scope for extension to create the bedroom with an en-suite, subject to the necessary planning approval.

The lower ground floor offers a versatile additional living space, currently arranged as a home cinema providing an ideal setting for entertainment and relaxation. A generous storeroom and dedicated media cupboard provide valuable additional storage.

THE GARDEN
Enclosed by original red brick walls, the secure south-facing garden offers a colourful and private retreat. A paved terrace provides an inviting setting for outdoor dining, surrounded by potted plants and fragrant lavender, while ambient lighting creates a warm atmosphere after dark. At the end of the garden is a detached generous sized garage with a Hörmann electric roller door, together with a private resin hardstanding providing additional parking. Both are accessed from Naunton Lane.

CIVIC AWARD
In 2021, Nos. 23–33 Naunton Park Road received a Highly Commended Award from Cheltenham Civic Society for the reinstatement of the front railings and red-brick pillars. This collaborative, non-profit project was undertaken by the residents and completed using local tradespeople.

AGENTS NOTE:
The bed shown in the top floor CGI is for scale only.

ESTATE AGENTS ACT 1979
Under section 21 of the 1979 Estate Agents Act we wish to disclose that the vendor of this property is a Director or Read Maurice Residential Limited.








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**Location:** what3words: ///librarian.glee.fade

**Tenure:** Freehold
**Title Number:** GR91829
**EPC:** C
**Council:** Cheltenham
**Council Tax:** E

**Services:** All mains services are connected




Approximate Gross Internal Area = 1887 sq ft / 175.3 sq m
Garage / Workshop = 264 sq ft / 24.5 sq m
Total = 2151 sq ft / 199.8 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.
Please check all details before making any decisions reliant upon them.
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