



2 Pilford Road

Leckhampton, Cheltenham GL53 9AQ

Upper Section of Leckhampton for Unique Gable Fronted Period Semi Detached...

Extended in 2019 to Provide Especially Roomy, Light & Airy Ground Floor...

The Upper Floors; a More Traditional 13' Double & Two 13' x 6' Dormer Bedrooms, Luxury Bathroom & W.C...

Gated Parking, Recent 20' Garage, Sizeable 90' Rear Garden with Real Bonus 30 Sq. m Log Cabin/ Annex with Insulation & Services Connected...

£695,000

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2 Pilford Road, Leckhampton...

- **Unique Gable Aspect Victorian Semi Detached with Greatly Extended Ground Floor**
- **Super Upper Leckhampton Location upon Private Road with Serene Hillside Vicinity**
- **The Property has a Pleasing Elevated Feel with Picture Windows, Natural Light & Views**
- **16' Sitting Room with wood burner, 19' x 16' Family Room & 19' Dining/ Garden Room**
- **16' Contemporary Style Kitchen/ Breakfast (+ appliances) plus Shower/ Utility Room**
- **1st Floor: 13' x 10' Double Bedroom plus 13' Luxury Four Piece Bathroom Suite**
- **2nd Floor: Two Further 13' x 6' Dormer Bedrooms - one having Ensuite Cloakroom**
- **Outside: Sandstone Courtyard and Front Path + Approx. 90' Mature Rear Garden with...**
- **Rear Sited 30 sq. metre Baltic Pine Log Cabin – Fully Insulated & Connected Services**
- **Secure Parking, c. 20' Garage with Electric Roller Door & Handy Attached Store Room**

ENTRANCE AREA

Stone path up to entrance defined by neat strip of lawn, picket fence and hedgerow. Central gated access to traditional style part glazed front door with fan light over.

ENTRANCE LOBBY

Mini Hall with staircase rising to the upper floors. Dual front aspect leaded light casement windows. Panelled doors to Sitting Room and Family Room.

SITTING ROOM

16' 0" x 10' 0" (4.87m x 3.05m)

Large front aspect double glazed box bay window, side aspect double glazed sash window with views. Fireplace housing 'Charnwood' branded wood burning stove upon a stone hearth, solid oak flooring, double panel radiator, power points, pendant light point.

FAMILY ROOM

19' 0" x 16' 0" (5.79m x 4.87m)

Front aspect double glazed box bay picture window, additional front aspect double glazed window plus double glazed skylight window. Focal point Edwardian style working fireplace, solid oak flooring, recessed ceiling spotlights, pendant light point, power points, double panel radiator and contemporary style vertical radiator. Panelled doors to full height built-in storage plus door to under-stairs storage (with lighting, gas meter supply box and electric consumer unit). Open to kitchen/ breakfast room and door to...

DOWNSTAIRS SHOWER/ CLOAKS/ UTILITY

Corner shower cubicle with chrome shower system, wash basin inset to vanity unit, low level W.C, extractor fan, tile effect flooring, radiator, side aspect opaque double glazed window. Plumbing and space for automatic washing machine.



KITCHEN & BREAKFAST AREA

16' 0" x 14' 0" (4.87m x 4.26m) Max

A modern contemporary style kitchen with comprehensive range of range of eye, base and drawer units & full height pantry style storage – all with soft close mechanisms. Solid oak work surfaces with colour tile splash-backs plus solid oak breakfast bar (with matching stools). Inset stainless steel double sink with spray hose tap plus additional single sink with spray hose tap. Space and connection for multi-fuel range style cooker with fitted extractor hood over. Integrated full height fridge/ freezer and dishwasher. Tile effect flooring, brushed steel power points, recessed ceiling spotlights, contemporary style vertical radiator & traditional double panel radiator, triple double glazed windows to the front aspect, full height side aspect double glazed window and part glazed security door (leading to/ from parking & garage area). The kitchen is open to...



GARDEN / DINING ROOM

19' 5" x 9' 2" (5.91m x 2.79m)

Solid oak flooring, recessed ceiling spotlights, power points, contemporary style vertical radiator, full width triple bi-fold doors to the rear/ garden aspect.

FIRST FLOOR LANDING

An airy landing with wall mounted 'Valiant' gas boiler, power points, pendant light point, panelled doors to main bedroom and bathroom. Front aspect double glazed sash window and stairway rising to the second floor.

BEDROOM ONE

13' 8" x 10' 0" (4.16m x 3.05m)

Side aspect double glazed sash windows with far reaching views. Original cast iron fire (now decorative). Pendant light point, double panel radiator, power points.



FIRST FLOOR BATHROOM

13' 8" x 6' 0" (4.16m x 1.83m)

Modern contemporary style suite comprising panelled bath, glazed circular shower cubicle with square rain water head plus drying area. Low level W.C, wash basin inset to vanity unit, dark oak effect vinyl flooring, dual enamel ladder style radiators/ towel rails. Dual side aspect sash windows with super outlook towards Leckhampton hill.

SECOND FLOOR LANDING

Mini landing with panelled doors to bedrooms two and three.

BEDROOM TWO

13' 8" x 6' 0" (4.16m x 1.83m)

Side aspect double glazed dormer window with views to Leckhampton Hill, recessed ceiling spotlights, power points, double radiator. Door to...



SECOND FLOOR CLOAKROOM

Side aspect double glazed sash window. Low level W.C, wall mounted corner wash basin with tile splash-back area.

BEDROOM THREE

13' 8" x 6' 0" (4.16m x 1.83m)

Rear aspect double glazed dormer window, double radiator, power points, recessed ceiling spotlights.

COMPACT FRONT/ SIDE COURTYARD AREA

15' 0" x 14' 0" (4.57m x 4.26m)

Indian Sandstone courtyard garden with high hedge privacy.

REAR GARDEN

Approx. 90' 0" x 30' 0" (27.41m x 9.14m)

Generous garden with private block paved terrace - with broken slate border and wall light - nearest the property (adj. to family room bi-fold doors). The paved area extends to allow pedestrian access to garage/ store plus leads directly to sizeable rectangle of level lawn with mature planted borders. The rear section of garden is occupied by the timber log cabin/ annex...



TIMBER LOG CABIN / ANNEX

Approx. 30 sq. m/ 322 sq. ft

High quality Baltic Pine construction with 'Kingspan' floor, wall and ceiling insulation with sloping EPDM roof – briefly comprising...

CABIN APPROACH

Full width covered veranda, wall mounted courtesy light and double glazed doors to...

CABIN LIVING ROOM

14' 8" x 11' 4" (4.47m x 3.45m)

Dual aspect double glazed windows, power points, pendant light point, mini kitchen area (with basin and work surface) open to...

CABIN BEDROOM AREA

9' 2" x 8' 10" (2.79m x 2.69m)

Front aspect double glazed window, power points, pendant light point & door to...

CABIN CLOAKROOM/ BATHROOM

Rear aspect opaque double glazed window, low level W.C, pedestal wash basin. There is potential to install a shower system.

MAIN PROPERTY: OFF ROAD PARKING

Double timber gates provide access to c. 19' x 11' block paved parking space with outside courtesy light, part glazed door to kitchen area plus vehicular access to...

ATTACHED GARAGE

19' 5" x 9' 7" (5.91m x 2.92m)

Remote controlled 'Garador' branded electric roller door, power points, strip lighting & Open to...

STORE ROOM

10' 2" x 9' 7" (3.10m x 2.92m)

Power points, lighting plus personal door to and from garden area.

TENURE

Freehold.

SERVICES

Mains Gas, Electricity, Water and Drainage are connected.

COUNCIL TAX

Band 'D' £1974.27 for 2022-23

