KENLEIGH, 38 FAIRFIELD AVENUE, LECKHAMPTON,

CHELTENHAM, GLOUCESTERSHIRE, GL53 7PN

Charles Lear


40

A comprehensively refurbished three-bedroom house, occupying a popular position in Leckhampton, with an open aspect to the front and views towards the Cotswold escarpment. The property has undergone an extensive programme of refurbishment and extension, resulting in a well-presented home with recently new fixtures and fittings throughout and a layout that works particularly well for contemporary family living.

The accommodation begins with an entrance hall leading to a comfortable sitting room, featuring a bay window, log-burning stove and bespoke fitted furniture to either side, together with plantation shutters.

To the rear, the property has been extended to create a generous open-plan kitchen, dining and family room. This is very much the heart of the house, with a well-appointed kitchen incorporating a central island, exposed brickwork and bi-folding doors opening directly onto the garden. The space provides plenty of room for both dining and relaxing. A useful cloakroom completes the ground floor.

On the first floor are two double bedrooms and a further single bedroom, the latter having its own en-suite shower room. A separate family bathroom serves the remaining bedrooms, with all the bathrooms finished in keeping with the quality of the refurbishment.

Outside, the rear garden has been landscaped to provide an attractive entertaining area, with useful side access. A particular advantage is the substantial garden room, which provides valuable additional space for use as a home office, studio or similar. It is fully equipped with power, lighting and ethernet connections.

The location is another strong feature. Naunton Park Primary School is just around the corner, Leckhampton C of E Primary School is under a mile away, while Bath Road is within easy reach, offering a good choice of independent shops, cafés, restaurants and amenities.

With the benefit of extensive refurbishment, a useful garden room, open views to the front and no onward chain, this is an excellent opportunity to acquire a ready-to-move-into home along one of Leckhampton's most popular roads.



















Fairfield Avenue

Approximate Gross Internal Area = 93.8 sq m / 1010 sq ft
Outbuilding = 12.6 sq m / 136 sq ft
Total = 106.4 sq m / 1146 sq ft

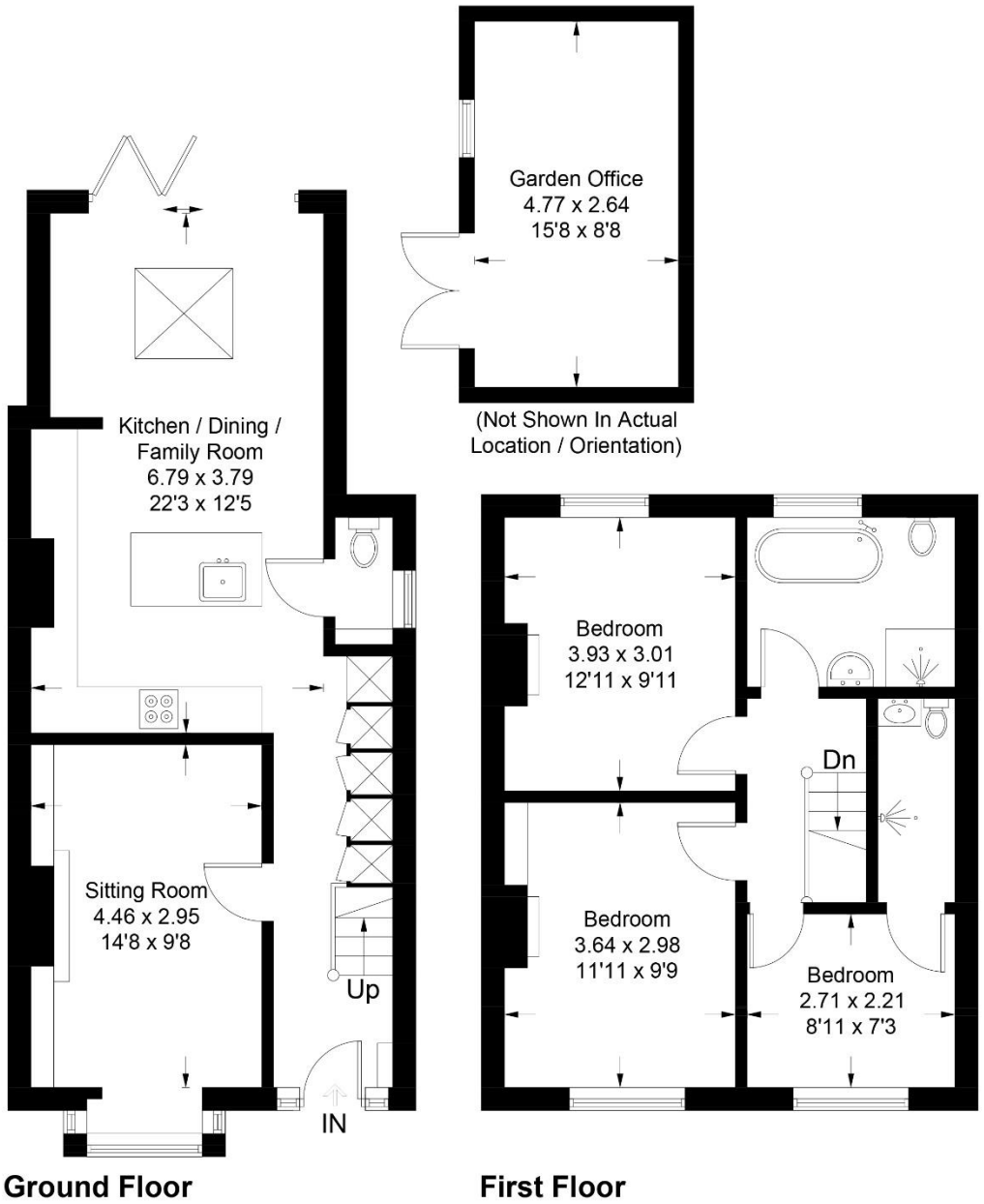


Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1346808)



General Information
Mains Water, Electricity, Gas and Drainage are Connected to the Property.

EPC
Current – 64 (D).
Potential – 84 (B).

Council Tax
Cheltenham Borough Council – 01242 262626.
Band (C) - £2,129.68 (2026/2027).

Tenure
Freehold.

Viewings
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

Charles Lear & Co.
103 Promenade | Cheltenham | Gloucestershire | GL50 1NW
+44 (0)1242 222722 | sales@charleslear.co.uk | charleslear.co.uk

Charles Lear