

# Leckhampton Hill

Gloucestershire



## Cliff Cottage Leckhampton Hill Cheltenham Gloucestershire

A charming detached cottage which has been sympathetically extended. The property sits on a super plot on the lower slopes of Leckhampton Hill, in an area of Outstanding Natural Beauty. The accommodation comprises an entrance hall, living room with views of Cleeve Hill, French doors to the garden, Norwegian double fronted wood burning fireplace, a dining room / library with built-in cupboards, a stunning 100% glass orangery which features underfloor heating, part exposed stone to one wall and French doors to the garden, a kitchen with range cooker and integrated fridge, freezer and dishwasher, a study and lastly a utility/laundry room with door to outside and space for utilities with a separate cloakroom.















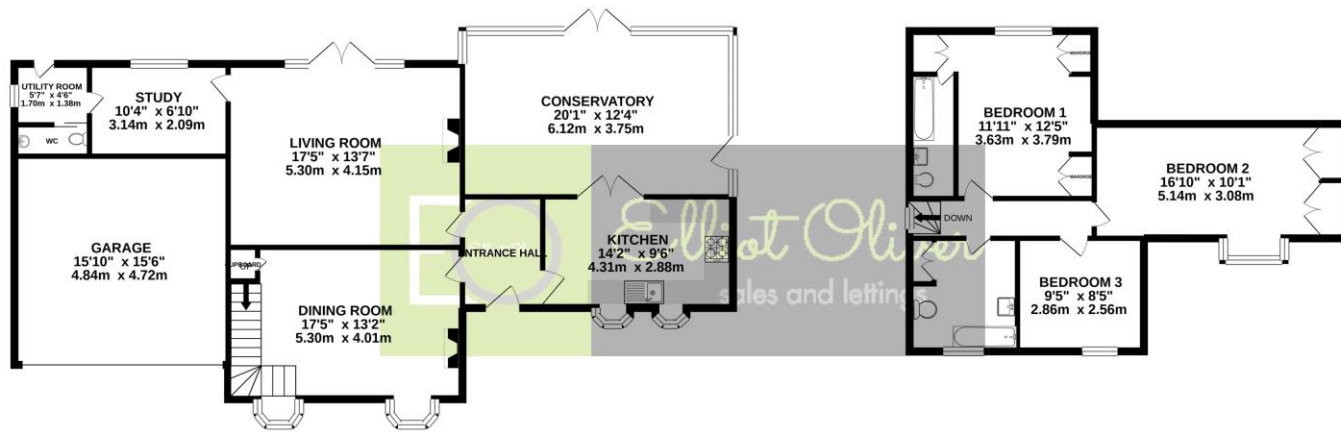







GROUND FLOOR  
1210 sq.ft. (112.4 sq.m.) approx.

1ST FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1757sq.ft. (163.2 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.  
Made with Metropix ©2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		68
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	28	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 
Address: Cliff Cottage			

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



**OFFICE**

101 Promenade,  
Cheltenham,  
Gloucestershire, GL50  
1NW  
info@elliottoliver.co.uk