ALTHORP & CO

29 Naunton Park Road, Cheltenham, GL53 7DG

A DISTINGUISHED HOME ON ONE OF LECKHAMPTON'S FINEST TREE-LINED ROADS

THE PROPERTY

Beautifully refurbished by the current owners, this elegant Edwardian four bedroom home in Leckhampton, has been thoughtfully enhanced to respect its architectural heritage while embracing the needs of modern family living. Every improvement has been carefully considered, preserving the craftsmanship and character of the original house while introducing bespoke finishes and contemporary design that sit effortlessly alongside its period features.

Original stripped timber floorboards, fireplaces and high ceilings provide an immediate reminder of the home's heritage, while each room unfolds naturally towards the rear of the property, where the impressive open-plan kitchen becomes the true heart of the home. Here, natural light pours through the bi-fold doors, drawing the garden into the living space and creating a wonderful sense of openness that contrasts beautifully with the intimacy of the traditional reception rooms.

Handcrafted by Leckhampton Joinery, the striking 33 ft kitchen and dining room has been designed for modern family life and entertaining alike. Complete with bespoke cabinetry, an AGA induction range and generous dining and seating areas, it is a space that encourages people to gather, whether for everyday family meals or larger celebrations.

To the front of the house, the elegant sitting room is centred around a wood burning stove, creating a welcoming retreat during the winter months, while the second reception room retains its original fireplace and offers flexibility as a formal dining room, family room or home office. A cloakroom, concealed utility cupboard and useful side access add practicality without compromising the home's character.

Arranged over four floors, the accommodation has been thoughtfully planned to suit every stage of family life. The principal bedroom enjoys extensive fitted wardrobes and an original fireplace, while two further bedrooms on the first floor are served by a beautifully renovated family bathroom with both a freestanding bath and separate shower. Occupying the top floor, the guest bedroom enjoys views towards Naunton Park and excellent built-in storage, with the potential to create an en-suite, subject to the necessary planning consent.

The lower ground floor provides a versatile additional living space, currently arranged as a private cinema room. Equally suited as a games room, home office or teenage retreat, it is complemented by a substantial storeroom and dedicated media cupboard.

THE GARDEN

Outside, the south-facing garden has been thoughtfully landscaped to provide a private and peaceful setting for relaxing and entertaining. Enclosed by attractive original red brick walls, it features a paved terrace, established planting and fragrant lavender, creating a wonderful extension of the living space.

Beyond the garden, a substantial detached garage with a Hörmann electric roller door sits alongside a private resin parking space, both conveniently accessed from Naunton Lane.

THE1975

ABBA Voyage
THE1975

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 of an Estate Agency.

Council: Cheltenham
Council Tax: E
EPC: C
Title Number: 18099971
Tenure: Freehold

To arrange to view this property call 01242 781781
To find out more visit our website althorps.co.uk

Althorp & Co
13 Suffolk Parade
Cheltenham

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.
Copyright Read Maurice. (ID1280698)

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fitting. Room sizes should not be relied upon for carpets and furnishing. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Property particulars printed 7th October 2026.
Althorp & Co Limited registered in England & Wales number 1558630