

St. Philips Street, Leckhampton, Cheltenham, Gloucestershire, GL50 2BP

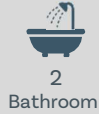
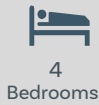


Elegant period townhouse arranged over three floors • Prime Leckhampton location just off Bath Road • Flexible lower ground floor accommodation • Potential for annexe, studio or home office • Beautifully landscaped walled rear garden • EPC D •

St. Philips Street,

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Key Features



About the property

Positioned on one of Leckhampton's most desirable roads just moments from the vibrant Bath Road, this elegant period townhouse combines timeless character with flexible accommodation arranged across three floors, all complemented by a beautifully established walled garden.

The accommodation begins with a welcoming entrance hall leading to a charming sitting room, where high ceilings, period features and a leafy outlook create a wonderfully relaxing principal reception space.

To the rear, the generous kitchen and dining room enjoys a bright southerly aspect and overlooks the garden, creating a sociable environment for everyday living as well as entertaining. Direct access to the garden further enhances the connection between inside and out.

The first floor provides three well-proportioned bedrooms together with a family bathroom, each enjoying plenty of natural light and retaining the character expected of a home of this period.

A particular feature of the property is the highly versatile lower ground floor. Benefiting from its own independent access together with two substantial rooms, shower room and cloakroom, it offers excellent potential for a self-contained annexe, home office, studio or additional guest accommodation, subject to a buyer's requirements.

Outside, the beautifully established rear garden creates a peaceful retreat, thoughtfully arranged with paved seating areas, mature planting and colourful borders that provide interest throughout the seasons. Rear pedestrian access adds further practicality while the enclosed setting offers an excellent degree of privacy despite being only moments from Bath Road.

Combining period charm, flexible living space and one of Cheltenham's most sought-after locations, this is a home perfectly suited to buyers seeking character without compromising on convenience.

Amenities

Leckhampton is one of Cheltenham's most established and sought-after residential areas, known for its period homes, strong sense of community and excellent access to both Cheltenham town centre and surrounding countryside.

Centred around the popular Bath Road, Leckhampton offers a wide range of independent cafés, restaurants, pubs, shops and everyday amenities, creating a well-established neighbourhood feel while remaining within easy reach of Montpellier and central Cheltenham.

The area is particularly popular with families due to its access to highly regarded schools including Leckhampton C of E Primary School, Naunton Park Primary School, Balcarras School and Leckhampton High School, alongside Cheltenham College and Cheltenham Ladies' College nearby.

Leckhampton also benefits from direct access to Leckhampton Hill, the Cotswold escarpment and a range of green open spaces, helping create a balance between town living and outdoor lifestyle that continues to attract buyers looking for a long-term home in Cheltenham.

Cheltenham Spa station, the A40 and M5 motorway are all easily accessible, further contributing to Leckhampton's popularity

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

On foot from our office turn left onto the Bath Road and after a few hundred metres later turn right into St Philips Street. The property will then be found shortly on the left hand side.

What 3 Words [///broker.chefs.upset](#)

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water - Mains Supply
Sewerage - Mains Supply
Heating - Gas Central

Local Authority

Cheltenham Borough Council
Council Tax Band - D

Our reference

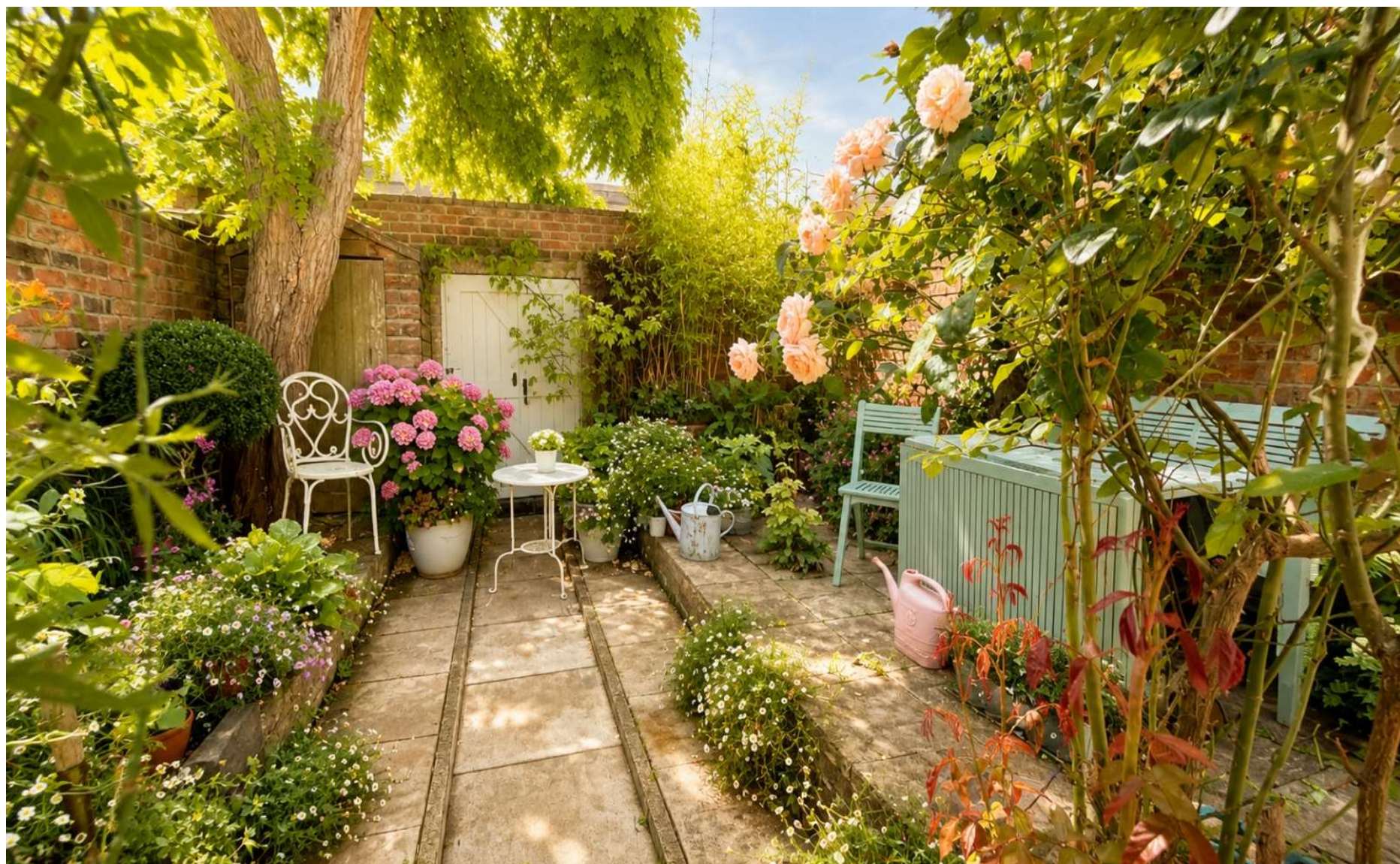
CHE220310
8th July 2026

We'd love to hear from you

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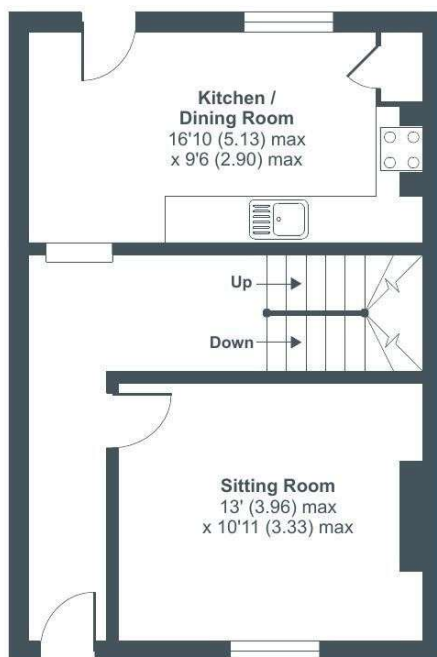
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Approximate Area = 1311 sq ft / 121.8 sq m

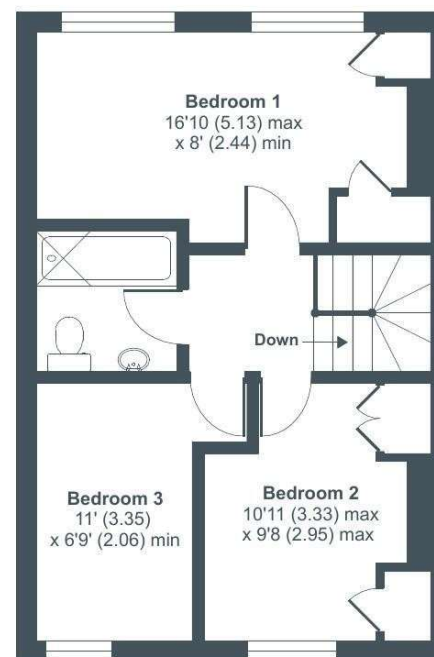
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Perry Bishop & Chambers. REF: 858132



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction. **Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

