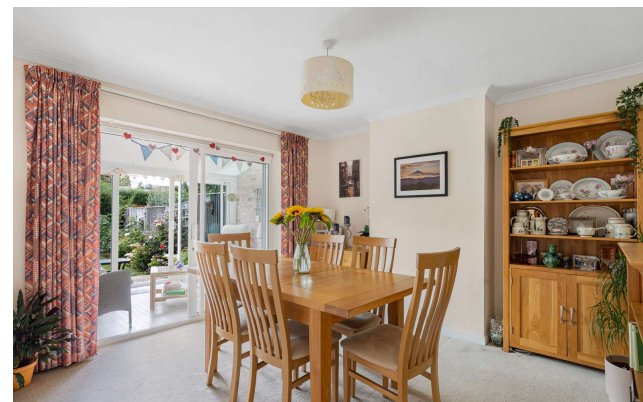


Pickering Road, Leckhampton, Cheltenham, Gloucestershire, GL53 0LB



Beautifully maintained semi-detached family home • Two spacious reception rooms • Conservatory overlooking the rear garden •
Mature and private rear garden • Garage and driveway parking • EPC D •

Pickering Road,

Leckhampton, Cheltenham, Gloucestershire, GL53 0LB

Key Features



3
Bedrooms



1
Bathroom



2
Reception

About the property

Positioned along one of Leckhampton's most desirable residential roads, this beautifully maintained semi-detached home offers well-balanced accommodation, established gardens and excellent family living, all within easy reach of Bath Road, highly regarded schools and Cheltenham town centre.

The accommodation begins with a welcoming entrance hall leading to a bright and spacious living room, where a large bay window fills the room with natural light and creates a warm and inviting reception space. Beyond, a separate dining room provides an ideal setting for both everyday family meals and entertaining, flowing naturally into the conservatory which enjoys delightful views across the rear garden and creates an additional reception area to enjoy throughout the seasons.

The kitchen is well appointed with a range of fitted units and work surfaces, complemented by a useful adjoining utility room providing further storage and practical everyday space.

Upstairs, there are three well-proportioned bedrooms, including two generous doubles, all served by a family bathroom.

Outside, the rear garden is a particular feature of the property. Beautifully established with mature planting, well-maintained lawns and patio seating areas, it offers a high degree of privacy together with plenty of space for outdoor dining, entertaining and family life. A useful outbuilding, complete with power and lighting, provides excellent flexibility as a workshop, hobby room, home office or additional storage. To the front, the property benefits from a driveway providing off-road parking, together with an attached garage.

Beautifully cared for over many years, this is a wonderful opportunity to acquire a much-loved family home in an exceptionally popular Leckhampton location, offering immediate comfort together with excellent scope for buyers to personalise and enhance over time if desired.

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

From Cheltenham town centre proceed along Bath Road, passing our offices in Leckhampton. At the traffic island turn right onto Shurdington Road and continue to the traffic lights at Moored Park Road. Turn left and shortly before the bridge turn left into Pickering Road where the property can be located by a Perry Bishop for sale board.

What 3 Words [///lives.office.vest](#)

Services & Tenure

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

Local Authority

Cheltenham Borough Council
Council Tax Band - D

Our reference

CHE220409 / 8th July 2026

We'd love to hear from you

140 Bath Road, Leckhampton, Cheltenham, Gloucestershire, GL53 7NG
T: 01242 246982 / E: leckhampton@perrybishop.co.uk







Approximate Gross Internal Area 1087 sq ft - 101 sq m

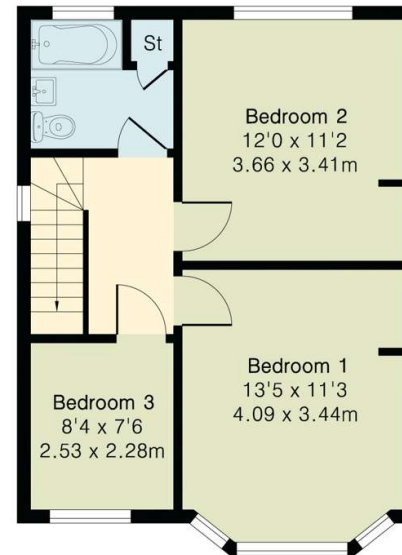
Ground Floor Area 618 sq ft – 57 sq m

First Floor Area 469 sq ft – 44 sq m

Kitchen
9'8 x 7'8
2.94 x 2.33m



Ground Floor



First Floor

PerryBishop
PROPERTY MADE PERSONAL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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

