

Victoria Retreat, Leckhampton, Cheltenham, GL50 2XP



Period Home • Quiet No-Through Road • Moments From Bath Road • Open Plan Sitting & Dining Space •
Modern Fitted Kitchen • South-Facing Courtyard Garden • EPC D •

Victoria Retreat

Leckhampton

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Tucked away within a peaceful pedestrian no-through road just moments from Bath Road, this beautifully presented period home offers an enviable combination of character, practicality and location.

The accommodation has been thoughtfully maintained and updated, creating a home that feels both welcoming and ready for modern living. The sitting room provides a cosy yet elegant reception space, centred around a wood burner and flowing naturally into the dining area beyond.

To the rear, the modern kitchen has been fitted with a range of contemporary shaker-style units, timber worktops and excellent storage, providing a practical workspace while remaining sympathetic to the character of the property. Beyond, the well-appointed ground floor bathroom has been finished in a clean, contemporary style with a bath and shower over.

Upstairs are two particularly well-proportioned double bedrooms, each enjoying excellent natural light and offering comfortable, versatile accommodation.

Outside, the south-facing courtyard garden provides a private and low-maintenance retreat. Combining paved and decked seating areas together with an outside tap and electricity point. It offers the perfect space for morning coffee or summer evenings, while a rear pedestrian gate adds valuable everyday convenience.

Situated just moments from the cafés, restaurants and independent shops of Bath Road, this charming home offers the opportunity to enjoy one of Cheltenham's most desirable neighbourhoods from a peaceful position tucked quietly away from the bustle.

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 our office at 140 Bath Road, cross Bath Road and proceed into Victoria Retreat. Continue a short distance where the property will be found on the left-hand side.

What 3 Words [///mole.arrow.ankle](#)

Services & Tenure

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





Local Authority
Cheltenham Borough Council
Council Tax Band - B

Our reference
CHE250133
13th July 2026

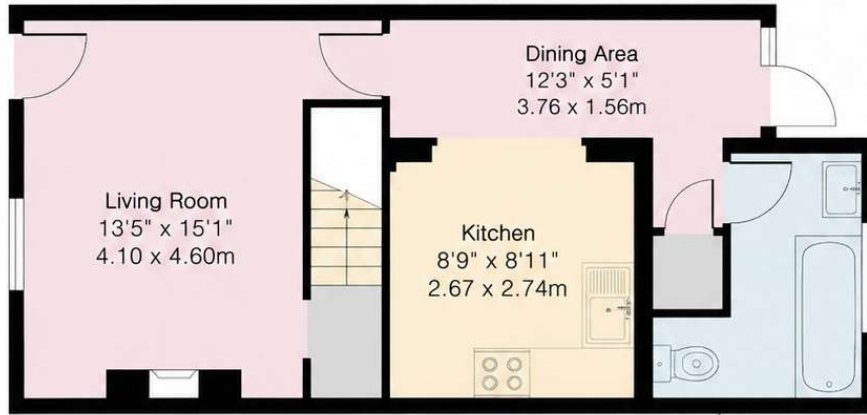
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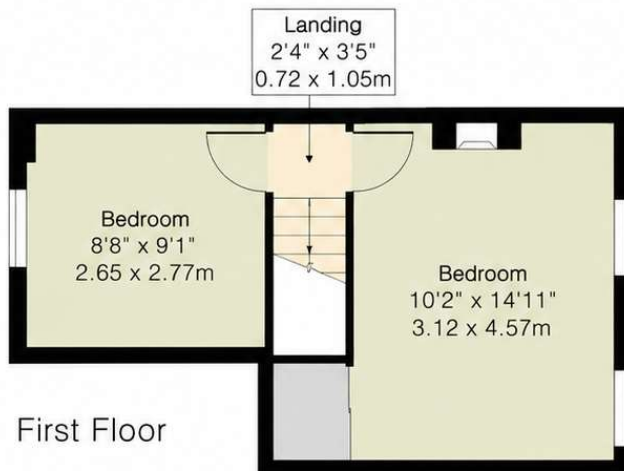
Approximate Gross Internal Area 620 sq ft - 58 sq m

Ground Floor Area 363 sq ft – 34 sq m

First Floor Area 257 sq ft – 24 sq m



Ground Floor



First Floor

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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