176 LECKHAMPTON ROAD,

Leckhampton, Cheltenham, Gloucestershire GL53 0AE

Presented by

Abigail Sutcliffe

PerryBishop
PROPERTY MADE PERSONAL

Step Inside

KEY FEATURES

- Beautifully renovated four-bedroom semi-detached home, finished to an exceptional standard
- Prime position on the highly sought-after Leckhampton Road
- Elegant living room with bow window and feature log burner
- Impressive open-plan kitchen/dining/living space with RAIS log burner, light lantern, and bifold doors to the garden
- Contemporary kitchen with sleek built-in appliances
- Practical utility room and stylish downstairs shower room
- Four well-proportioned double bedrooms, two with built-in storage and a modern family bathroom
- Carport with generous storage, including a large store, log store and bike store
- Generous rear garden with terrace and patio, all enjoying lovely views of Leckhampton Hill

ABOUT THE PROPERTY

Situated on the highly sought-after Leckhampton Road, this beautifully presented four-bedroom semi-detached home has been fully renovated throughout, showcasing exceptional attention to detail and high-quality finishes.

The accommodation is thoughtfully arranged and offers a perfect balance of modern open-plan living and more intimate spaces for relaxation. At the front of the home, the inviting living room is enhanced by a characterful bow window and a cosy log burner, creating the perfect evenings setting.

To the rear, the heart of the home is the stunning open-plan kitchen/dining/living room, featuring a RAIS log burner, a contemporary light lantern, and elegant bifold doors opening directly onto the terrace, which leads to the generous garden and sunny patio area. The kitchen is finished to an outstanding standard, with sleek fitted appliances and stylish design. A practical utility room and stylish downstairs shower room complete the ground floor accommodation. Adding to the sense of comfort, the open-plan kitchen/dining/living space, along with the utility and shower room, all benefit from underfloor heating.

Upstairs, there are four well-proportioned double bedrooms, two with built-in wardrobes, served by a beautifully appointed family bathroom. Several rooms enjoy far-reaching views towards Leckhampton Hill, adding to the home's appeal.

Externally, the property continues to impress. A carport provides covered parking alongside a large store, log storage, and bike storage areas, while the driveway allows parking for four to five cars. The generous rear garden is a true highlight, offering a stylish terrace ideal for entertaining, a lawned area perfect for family enjoyment, and a sunny patio at the far end to make the most of the sunshine. The garden and back of the property benefits from outstanding views of Leckhampton Hill, providing a truly picturesque backdrop that can be enjoyed throughout the seasons.

This is a rare opportunity to acquire a fully renovated home in one of Cheltenham's most desirable locations, combining modern comforts, versatile living, and outstanding views.
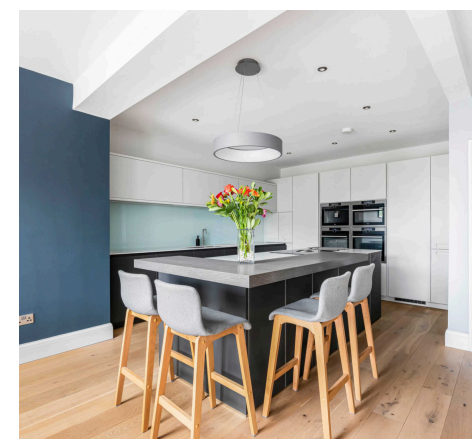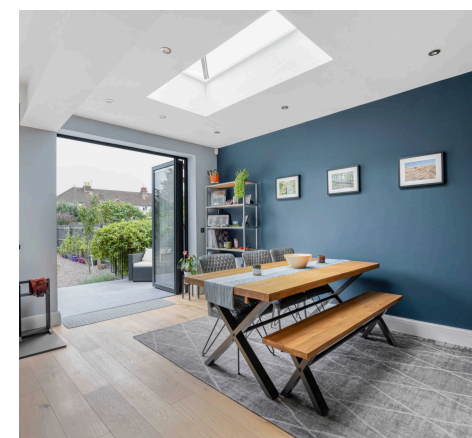
ADDITIONAL INFORMATION

Cheltenham is a vibrant Regency spa town, famed for its elegant architecture, excellent schools, and lively cultural scene. Set on the edge of the Cotswolds, it offers the perfect blend of town and country living, with beautiful countryside walks close by and a bustling centre filled with shops, cafés, and restaurants.

The property lies in the sought-after area of Leckhampton, loved for its tree-lined streets, community feel, and easy access to the popular Bath Road, where independent shops, delis, pubs, and eateries create a thriving local hub. With outstanding schools, great transport links, and world-renowned festivals, Cheltenham offers an exceptional lifestyle and a location that truly has something for everyone.

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability: Superfast and Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1130 Mbps and highest available upload speed 85-100 Mbps.

Directions
Postcode: GL53 0AE / What3Words: ///home.filer.plus

Services & Tenure
The tenure is freehold. All mains services are understood to be connected.

Local Authority
Cheltenham Borough Council

Council Tax Band E

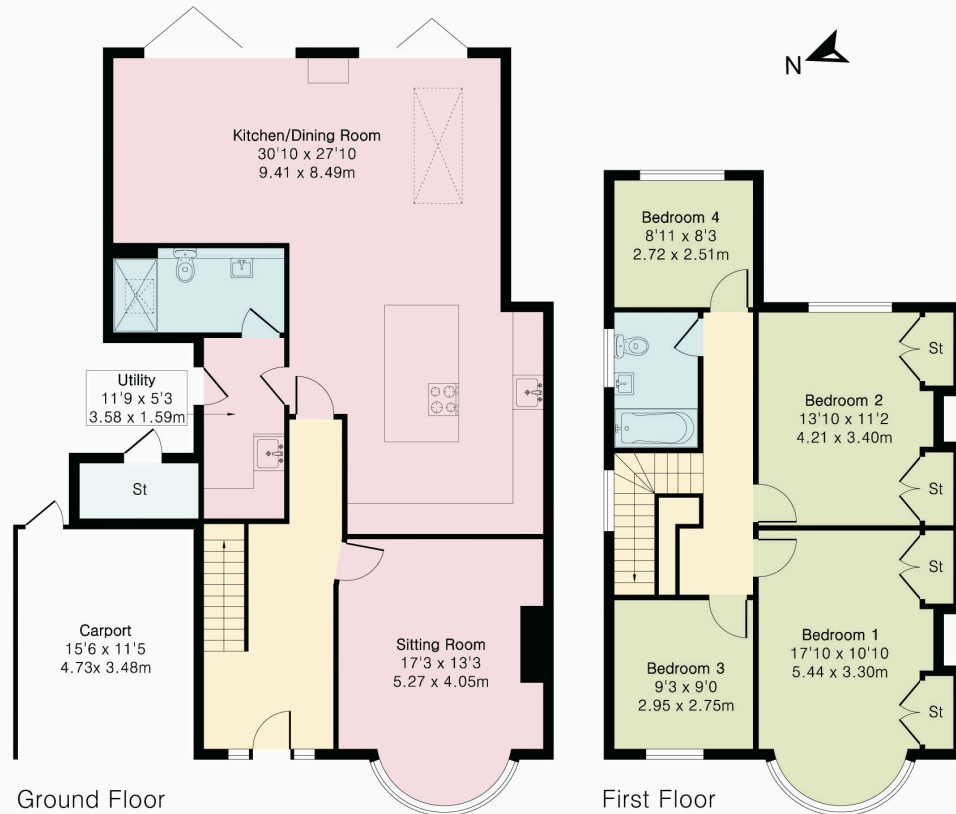### Our reference
LECK/AS/MS/21082025

We'd love to hear from you
140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG
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Approximate Gross Internal Area 1812 sq ft - 168 sq m
Ground Floor Area 1099 sq ft – 102 sq m
First Floor Area 713 sq ft – 66 sq m

N

Kitchen/Dining Room
30'10 x 27'10
9.41 x 8.49m

Bedroom 4
8'11 x 8'3
2.72 x 2.51m

St

Utility
11'9 x 5'3
3.58 x 1.59m

Bedroom 2
13'10 x 11'2
4.21 x 3.40m

St

St

St

Carport
15'6 x 11'5
4.73x 3.48m

Sitting Room
17'3 x 13'3
5.27 x 4.05m

Bedroom 3
9'3 x 9'0
2.95 x 2.75m

Bedroom 1
17'10 x 10'10
5.44 x 3.30m

St

Ground Floor

First Floor

PINK PLAN

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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