

Naunton Lane, Leckhampton, Cheltenham, Gloucestershire, GL53 7AT



- End-terrace period home
- Three-bedroom layout arranged over three levels
- Flexible converted basement room
- Private walled rear garden with open aspect
- Off-road parking
- EPC E

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Key Features



About the property

A characterful end-terrace period home offering deceptively spacious accommodation, a flexible layout and a private walled garden, positioned within a quiet and established setting.

Dating back to the 1850s, the property combines original character with a layout that works comfortably for modern living, while also offering further potential with planning permission previously granted for the reconfiguration of the kitchen, dining and utility areas.

The ground floor provides particularly strong living space for a property of this type. A large living room extends across the front of the house, creating a comfortable and versatile main reception area, while a separate dining room connects through to the kitchen at the rear overlooking the garden.

Upstairs, the first floor provides three bedrooms along with a contemporary shower room.

The lower ground floor adds further flexibility, with a converted basement room currently used as a playroom and guest space, though equally suited to use as a home office, hobby room or occasional bedroom.

Externally, the rear garden enjoys a good degree of privacy along with an open aspect beyond, creating a setting that feels more secluded than is typical for this style of home. Secure gated side access and off-road parking add further practicality.

A distinctive period home offering space, flexibility and further potential, within easy reach of parks, countryside walks, the Bath Road and Cheltenham town centre.

Amenities

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

Centred around the Bath Road, the area offers a wide range of independent cafés, restaurants, pubs and day-to-day amenities, giving it a more established neighbourhood feel while remaining within easy reach of Montpellier and central Cheltenham.

The area is particularly popular with families, helped by a number of well-regarded schools including Leckhampton C of E Primary School, Naunton Park Primary School, Balcarras School, High School Leckhampton and Cheltenham College.

Leckhampton also provides direct access to open countryside, with walks towards Leckhampton Hill and the Cotswold escarpment contributing to the area's appeal. Cheltenham town centre, Cheltenham Spa station and the M5 are all easily accessible.

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 the Perry Bishop office on Bath Road, head south and take the first exit onto Leckhampton Road. Turn left onto Naunton Lane and continue along, where the property will be found on the right-hand side, identified by a Perry Bishop for sale board.

What 3 Words:/// **couch.visual.formed**

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

CHE250271 / 13th May 2026

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

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what the owner said

We love this property – it has so much character, a lot of living space, and in a perfect location. The building plans show there is potential to make it even better, and we will be sad to leave it.





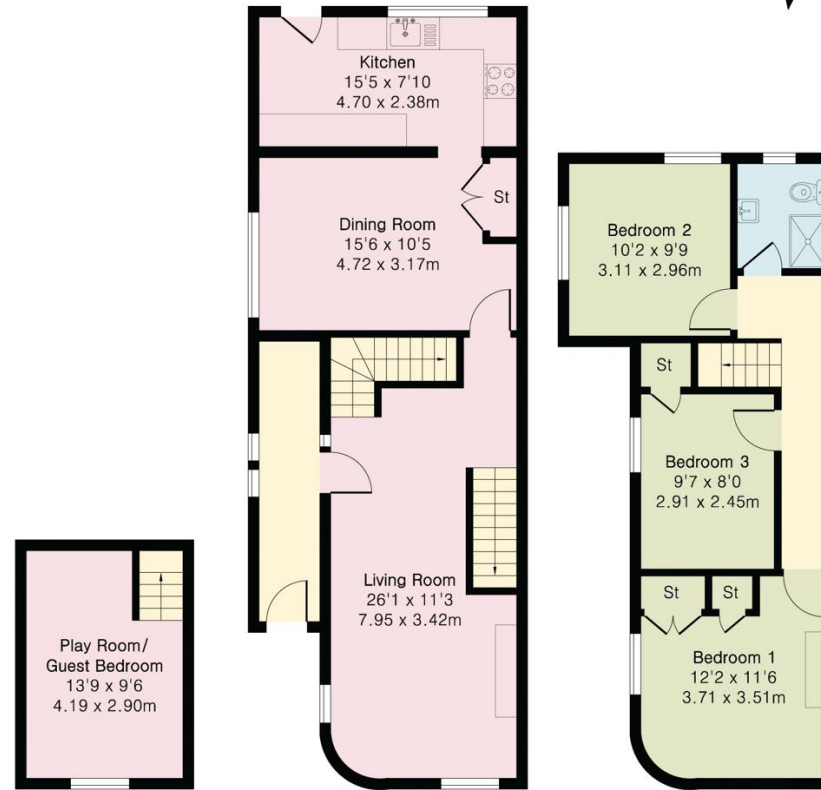


Approximate Gross Internal Area 1255 sq ft - 117 sq m

Lower Ground Floor Area 130 sq ft – 13 sq m

Ground Floor Area 668 sq ft – 62 sq m

First Floor Area 457 sq ft – 42 sq m



Lower Ground Floor

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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