

Ewlyn Road, Leckhampton, Cheltenham, GL53 7PB



- Spacious family home arranged over three floors
- Located in the highly regarded Leckhampton area
- Kitchen/breakfast room with ground floor WC
- Useful basement offering additional storage or potential use
- Rear garden with patio, lawn and established shrubs
- EPC D

Ewlyn Road,

Leckhampton, Cheltenham, GL53 7PB

Key Features



4
Bedrooms



1
Bathroom



2
Receptions

About the property

A beautifully proportioned four-bedroom, period family home offering approximately 1,645 sq ft of accommodation arranged over three floors, ideally situated on this much sought after residential road within easy reach of Bath Road, local schools, amenities and Cheltenham town centre.

The property is entered via a welcoming entrance hall which provides access to the principal ground floor rooms. To the front is a generous living room, featuring a wide bay window that allows for excellent natural light. This opens onto the dining room, ideal for family meals or entertaining and has glazed doors opening onto the rear garden. To the rear, the modern kitchen provides a range of high and low levels units providing ample workspace and storage, with access into the garden and space for a dining table and chairs. A ground floor cloakroom off the hallway completes the ground floor accommodation.

On the first floor, the accommodation comprises three well-proportioned bedrooms, including a particularly spacious principal bedroom. A family bathroom and a useful utility cupboard serve this level.

The second floor is dedicated to an impressive fourth bedroom, a versatile space ideal as a principal suite, guest room or home office and has great views looking towards Leckhampton Hill.

Externally, the property enjoys a private south facing rear garden with patio area and large lawn with established shrub borders and is enclosed by wooden fencing and provides a pleasant outdoor space for relaxing or entertaining and has die access. The front of the property is enclosed by attractive wrought iron railings and gates. Additional benefits of this beautiful period home include gas fired central heating and a very useful basement, providing additional storage.

Ewlyn Road is a much sought-after location, well placed for access to Cheltenham Spa railway station, reputable schools, parks and the town's renowned shops, cafés and restaurants.

Amenities

Leckhampton is a quiet, leafy residential area situated just south of Cheltenham town centre, known for its strong community feel and excellent everyday amenities. The area offers a practical and popular setting for a wide range of buyers, combining town convenience with access to open spaces and countryside.

Along Bath Road there is a varied and well-regarded selection of independent shops and services, including a delicatessen, butchers, greengrocers and bakers, together with a range of cafés, pubs and restaurants.

Leckhampton also benefits from several parks, playing fields and green spaces, making it well suited to families and those who enjoy an active lifestyle.

The area is particularly well served for education, with Leckhampton High School and the highly regarded Balcarras School, along with a number of established primary schools nearby. Regular bus services provide easy access to Cheltenham town centre, while road links offer convenient routes to the A417, M5 and towards Swindon and Bristol via the Brockworth bypass.

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

Leaving the Perry Bishop office on Bath Road, head south towards Leckhampton and turn left into Exmouth Street. Continue along Exmouth Street continuing onto Fairfield Parade. Follow Fairfield Parade then turn right into Ewlyn Road, where the property can be found on the left-hand side.

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

CHE260015

26th January 2026

We'd love to hear from you

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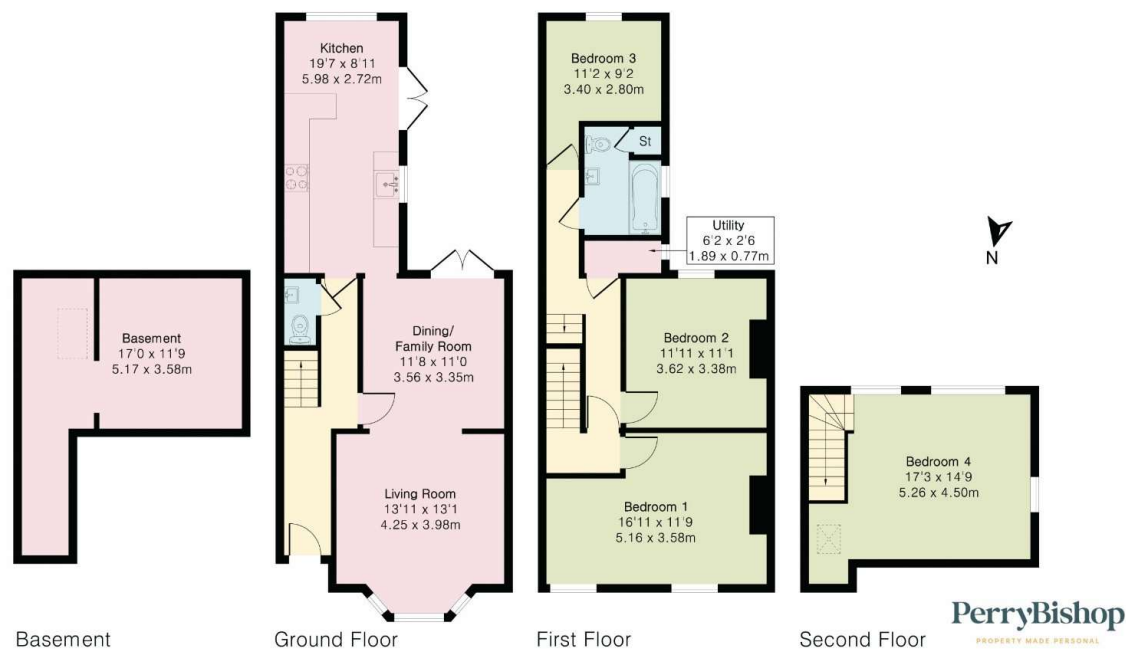
Approximate Gross Internal Area 1645 sq ft - 153 sq m

Basement Area 240 sq ft – 22 sq m

Ground Floor Area 591 sq ft – 55 sq m

First Floor Area 587 sq ft – 55 sq m

Second Floor Area 227 sq ft – 21 sq m



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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