

20 Victoria Retreat, Leckhampton, Cheltenham, Gloucestershire, GL50 2XP



● No onward chain ● Moments from Bath Road ● Private courtyard garden ● Off-road parking ● Walking distance to Tivoli, Montpellier and the town centre ● EPC D

Guide Price
£325,000

20 Victoria Retreat,

Leckhampton, Cheltenham, Gloucestershire, GL50 2XP

Key Features



2
Bedrooms



1
Bathrooms



1
Receptions

About the property

Positioned just a short stroll from the vibrant Bath Road and tucked away within a no-through road setting, this charming end-terrace home offers an excellent combination of convenience, character and practicality.

The ground floor is centred around an open-plan living space, creating a bright and sociable environment ideally suited to modern living. The sitting area flows naturally into the dining space and kitchen. A side door from the kitchen gives direct access to the garden, helping to connect the internal and external spaces.

Upstairs, a skylight above the staircase fills the landing with natural light and enhances the sense of space. The first floor comprises two bedrooms together with a family bathroom.

Outside, the property benefits from a private courtyard garden, providing a low-maintenance outdoor space for relaxing and entertaining. A useful garden shed offers additional storage, while off-road parking to the front is a particularly valuable feature in such a central location.

The property's position is undoubtedly one of its greatest strengths. Bath Road's independent shops, cafés, restaurants and everyday amenities are all within easy walking distance, whilst Tivoli, Montpellier and Cheltenham town centre are readily accessible on foot.

Offering low-maintenance living in one of Cheltenham's most desirable districts, this is a property equally suited to first-time buyers, downsizers, investors or those seeking a conveniently located town base.

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 right-hand side.

What 3 Words

slang.hint.toxic

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

CHE260300

24th July 2026

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk



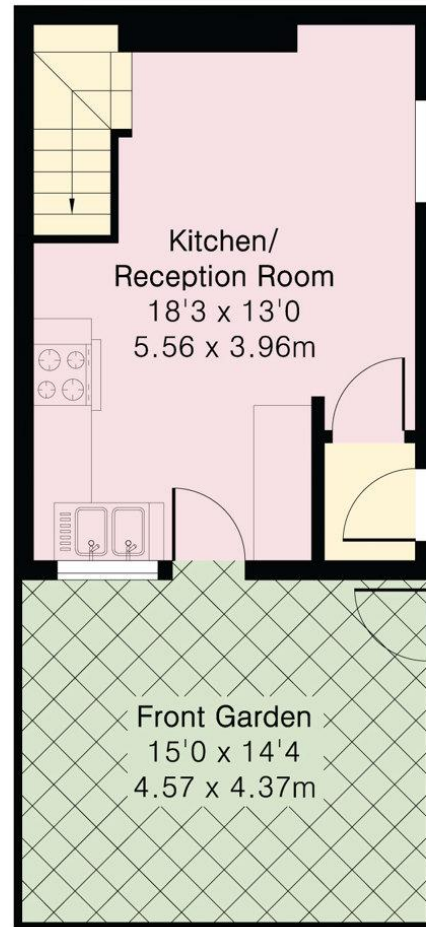




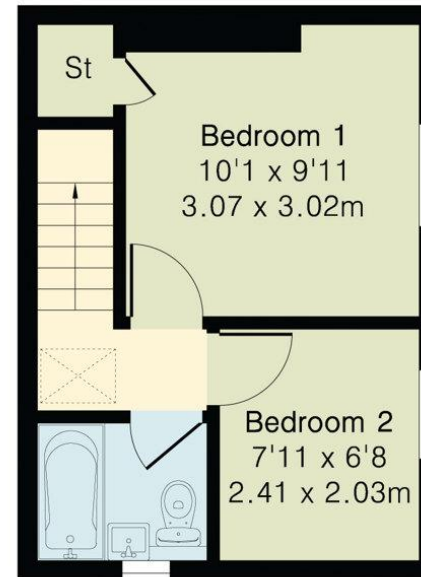
Approximate Gross Internal Area 474 sq ft - 44 sq m

Ground Floor Area 237 sq ft – 22 sq m

First Floor Area 237 sq ft – 22 sq m



Ground Floor



First Floor

PerryBishop
PROPERTY MADE PERSONAL

perrybishop.co.uk

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.

