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PROPERTY MADE PERSONAL

Leckhampton Road, Leckhampton, Cheltenham, Gloucestershire, GL53 0DH







Sought-after Leckhampton Road location • Complete chain • Character features throughout •
Four double bedrooms • Principal bedroom suite occupying the second floor • EPC To be confirmed •

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Key Features



4 Bedrooms | 2 Bathroom | 3 Reception

About the property

Positioned along the ever-popular Leckhampton Road, this substantial period home combines generous proportions, character features and flexible family living across four floors, extending to almost 1,900 sq. ft of accommodation.

The ground floor begins with an elegant sitting room to the front, where high ceilings, large windows and period detailing create a welcoming first impression. Beyond, a separate dining room provides a versatile reception space, equally suited to formal entertaining or everyday family life.

To the rear, the kitchen/family room forms the natural heart of the home. Thoughtfully designed with an extensive range of fitted cabinetry, generous work surfaces and ample space for dining and seating, it offers a sociable environment that connects seamlessly with the garden beyond.

A useful basement level provides additional flexibility and is currently arranged as a study, creating an excellent work-from-home space away from the main living accommodation.

The first floor comprises three well-proportioned double bedrooms together with a family bathroom and separate WC. Occupying the entire second floor, the principal bedroom suite provides a particularly impressive retreat, benefiting from fitted storage and its own en-suite shower room.

Outside, the rear garden has been thoughtfully arranged to create distinct spaces for both entertaining and quieter enjoyment. Immediately adjoining the kitchen/family room is a raised decked terrace, providing an ideal spot for outdoor dining and enjoying the outlook across the garden. Beyond, the lawn is bordered by established planting and mature greenery, while a further paved seating area positioned towards the rear offers an additional place to sit and enjoy the surroundings. The garden enjoys a good degree of privacy throughout and complements the generous proportions of the house perfectly.

Leckhampton Road remains one of Cheltenham's most desirable residential addresses, ideally positioned for the shops, cafés and restaurants of Bath Road, well-regarded schools and access into the 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 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 Cheltenham office, head south along Bath Road and at the roundabout continue onto Leckhampton Road. Proceed along Leckhampton Road where the property can be found on the left-hand side as indicated by a Perry Bishop For Sale board.

What 3 Words //**times.brave.living**

Services & Tenure

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

Local Authority

Cheltenham Borough Council
Council tax Band - E

Our reference

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We'd love to hear from you

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Approximate Gross Internal Area 1908 sq ft - 177 sq m

Basement Area 224 sq ft – 21 sq m
Ground Floor Area 701 sq ft – 65 sq m
First Floor Area 710 sq ft – 66 sq m
Second Floor Area 273 sq ft – 25 sq m



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PINKPLAN

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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