



84 LECKHAMPTON ROAD

Cheltenham GL53 0BN



84 LECKHAMPTON ROAD

Situated within a sought-after Edwardian enclave in Leckhampton,
this beautifully presented six-bedroom semi-detached home
-complete with a self-contained annexe



Local Authority: Cheltenham Borough Council

Council Tax band: E

Tenure: Freehold

Guide price: £1,150,000



KITCHEN/DINING

Just a short stroll from local amenities and the OFSTED-rated Outstanding Leekhampton High School, it enjoys a location that is as convenient as it is charming. A grand entrance hall welcomes you inside, where high ceilings, intricate cornicing and original features set an impressive tone. Generous under-stairs storage on both the ground and first floors ensures everyday practicality for busy family life.

The extended kitchen/dining/family room forms the heart of the home. Stylish and sociable, it features sleek white gloss cabinetry, complementary worktops, integrated appliances, space for a fridge freezer and dishwasher, and a breakfast bar for informal dining. Underfloor heating adds comfort, while bi-fold doors open fully to the rear garden, creating a seamless connection between inside and out. A spacious ground floor bathroom with bath, overhead shower, WC and basin adds







LIVING

At the front of the home, the sitting room is a beautifully proportioned space featuring a large bay window and striking period fireplace—perfect for both relaxed evenings and entertaining. A second reception room, currently used as a study, offers garden access and another character fireplace, lending itself easily to use as a formal dining room or additional lounge. A cosy snug sits just off the kitchen, ideal for reading, homework or quiet family time



BEDROOMS

The first floor offers five well-proportioned bedrooms. Bedroom Two enjoys a lovely bay window and high ceilings; Bedroom Three benefits from triple-aspect windows and built-in wardrobes; Bedrooms Four and Five overlook the rear garden and each include a fitted sink; and Bedroom Six offers flexibility as a single bedroom, nursery or home office. A family shower room and separate WC complete this floor.

The principal bedroom occupies the second floor, offering a peaceful retreat with triple-aspect views—including striking outlooks towards Leckhampton Hill. A modern en-suite shower room serves this private suite.

Outside, the front and rear gardens are attractive and well maintained. The rear garden is mainly laid to lawn, providing a generous and private space for family gatherings, barbecues or quiet afternoons in the sun.

The self-contained annexe is a superb addition, accessed independently and offering a kitchen, shower room, and open-plan studio living area. With its own secluded section of garden, it is ideal for guests, older children or multi-generational living.

Completing the property is a private garage with electric doors and power, alongside driveway parking for two cars.







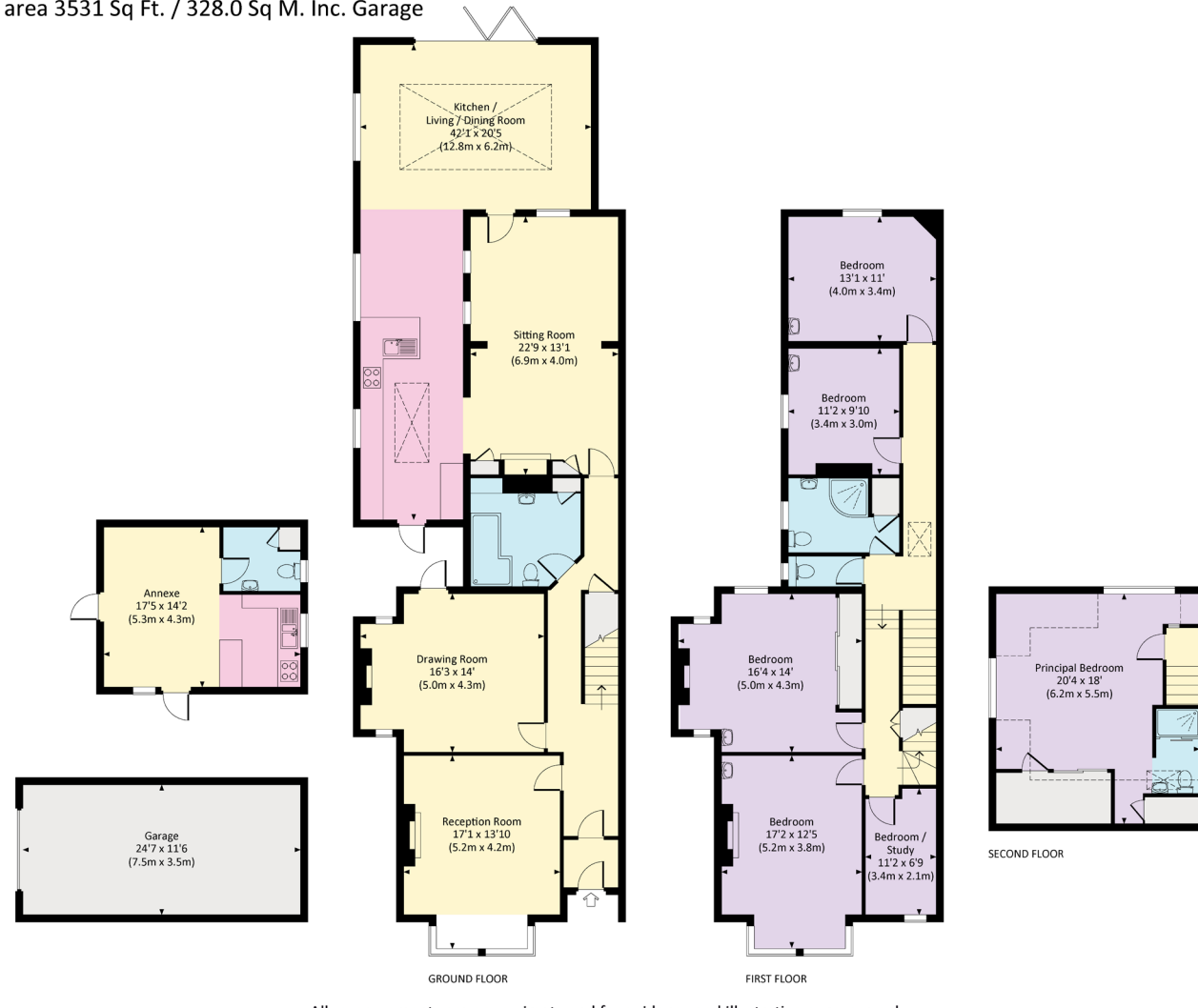
LECKHAMPTON ROAD, GL53

Approx. gross internal area 2877 Sq Ft. / 267.3 Sq M.

Approx. gross internal area 3001 Sq Ft. / 278.8 Sq M. Inc. Restricted Height

Approx. gross internal area 3248 Sq Ft. / 301.7 Sq M. Inc. Annexe

Approx. gross internal area 3531 Sq Ft. / 328.0 Sq M. Inc. Garage



We would be delighted
to tell you more.

Harry Bethell
01242 246 959
harry.bethell@knightfrank.com

Knight Frank Cheltenham
123 Promenade
Cheltenham GL50 1NW

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated Jan 2026. Photographs and videos dated Jan 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.