



Libertus Road, Cheltenham, GL51 7EJ

Guide Price £975,000





29 Libertus Road

Cheltenham, GL51 7EJ

An impressive detached redbrick Victorian villa offers a rare opportunity to acquire a substantial and characterful home, set within a generous plot with an extensive rear garden. No Onward Chain

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Onward Chain – A Rare Opportunity To Secure A Substantial Period Home
- Impressive Detached Redbrick Victorian Villa Full Of Character & Charm
- Five Bedrooms, Multiple Reception Rooms & Flexible Family Living Space
- Exceptional Open-Plan Kitchen/Dining Hub – Perfect For Entertaining
- Extensive Private Garden With Hot Tub, Summer House, Outbuildings & Fruit Trees
- Generous Driveway Parking & Versatile Detached Annexe/Workshop





This impressive detached redbrick Victorian villa offers a rare opportunity to acquire a substantial and characterful home, set within a generous plot with an extensive rear garden, a versatile detached outbuilding, and a driveway providing parking for multiple vehicles to the front. Rich in period charm yet thoughtfully arranged for modern family living, the property provides well-balanced accommodation across two floors.

Entrance Hall: A welcoming and characterful entrance sets the tone, featuring exposed wooden flooring, decorative detailing, and a staircase rising to the first floor. The space offers a wonderful sense of scale, with access to the principal reception rooms, as well as the utility room and ground floor shower room.

Sitting Room: Positioned to the front, the sitting room is a beautifully presented and inviting space, enhanced by a large bay window fitted with plantation shutters, allowing for an abundance of natural light. A feature fireplace with a working log burner provides a cosy focal point, complemented by high ceilings and period detailing.

Dining Room: Located centrally within the home, the dining room offers an elegant space for formal dining and entertaining. A feature fireplace and French-style doors leading out to the rear create a seamless connection to the garden, making it ideal for both everyday use and hosting.

Kitchen/Dining Room: Undoubtedly the heart of the home, this exceptional open-plan kitchen and dining space has been thoughtfully extended to create a bright, expansive, and highly sociable environment. Flooded with natural light from a striking glazed roof and large windows overlooking the garden, the space offers an impressive sense of volume and connection to the outdoors. The kitchen is fitted with a comprehensive range of stylish units, generous worktop space, and a central island, perfectly suited for both everyday living and entertaining on a larger scale. There is ample room for a substantial dining table and additional seating areas, making it a true hub for family life and gatherings. The kitchen is well-equipped with an electric Range cooker, fridge freezer, and dishwasher, all of which will remain, ensuring a move-in ready experience.

Utility Room: Accessed from the entrance hall, the utility room provides additional storage and space for appliances, helping to keep the main living areas uncluttered.

Shower Room: Also accessed from the hallway, the ground floor shower room offers added convenience, particularly for busy family living.

Office/Day Room: A versatile additional reception room located on the ground floor, ideal as a home office, snug, or playroom, offering flexibility to suit a variety of needs.

Landing: The first-floor landing provides access to all bedrooms and the family bathroom.

Bedroom One: A generous principal bedroom enjoying a pleasant outlook and benefitting from its own ensuite shower room.

Ensuite: Fitted with a shower enclosure, wash basin, and WC.

Bedroom Two: A well-proportioned double bedroom offering ample space for furnishings and enjoying a bright aspect.

Bedrooms Three, Four & Five/Study: A selection of well-proportioned and versatile rooms, each offering flexibility for use as additional bedrooms, guest accommodation, or home working spaces. These rooms are well-suited to modern family living, providing adaptable space to suit a variety of needs.

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Family Bathroom: A well-appointed family bathroom fitted with a bath, wash basin, and WC, complemented by a traditional Victorian-style radiator with integrated heated towel rail, adding both character and practicality.

Outside: The property enjoys a truly impressive and extensive rear garden, mainly laid to lawn and bordered by mature trees, shrubs, and planting, creating a private and established outdoor space. The garden also benefits from a decking area ideal for entertaining, a brick-built garden room, a summer house, additional sheds, and a hot tub which will remain. A selection of mature trees, including apple, plum, and fig, further enhances the garden's appeal and sense of tranquillity.

Detached Outbuilding/Annexe: A substantial detached outbuilding which was formerly a coach house, is currently used as a workshop and storage space, offering fantastic potential for a variety of uses such as a home office, studio, or annexe (subject to the necessary consents).

Additional Details:

Tenure: Freehold

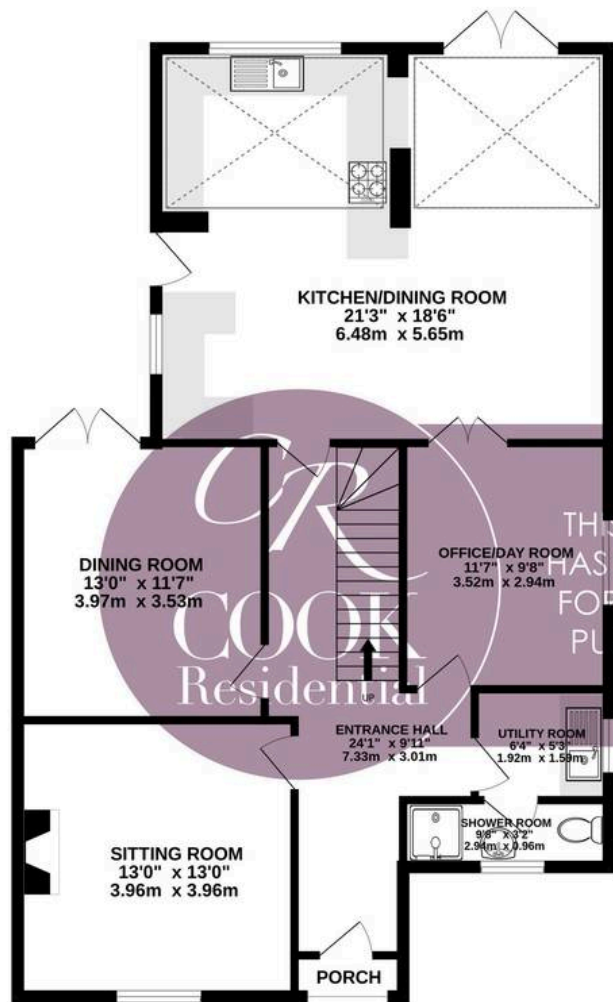
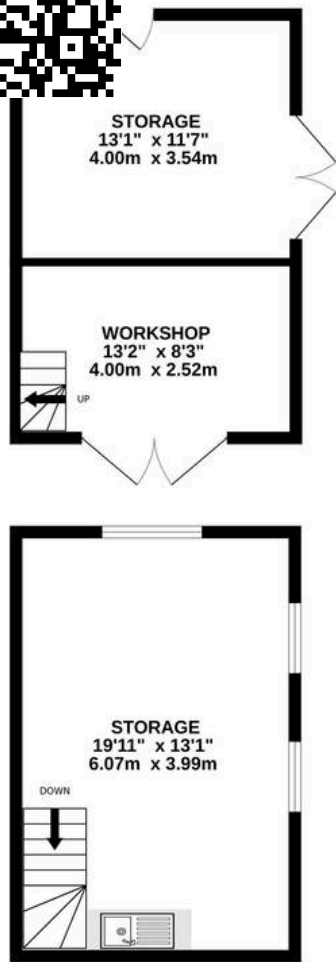
Council Tax Band: F

Location: Libertus Road is a well-regarded residential location offering convenient access to Cheltenham town centre, excellent local amenities, and highly regarded schooling. The property is particularly well positioned for access to Cheltenham Spa train station, making it ideal for commuters, and is also within close proximity to the well-regarded Dean Close Independent School, Pates Grammar School and Bournside School.

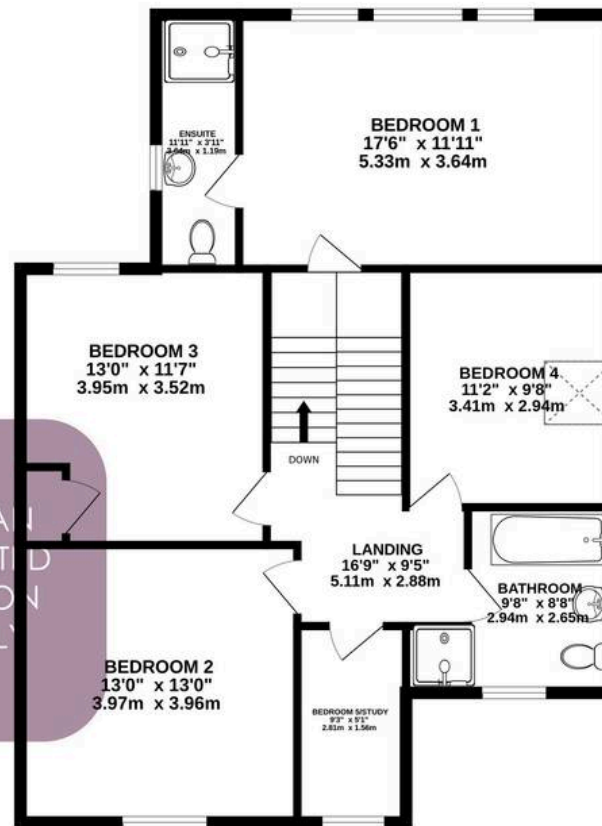
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GROUND FLOOR
1565 sq.ft. (145.3 sq.m.) approx.



1ST FLOOR
918 sq.ft. (85.3 sq.m.) approx.



THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY

29 LIBERTUS ROAD

TOTAL FLOOR AREA : 2482 sq.ft. (230.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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