



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


  
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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 Leckhampton 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.







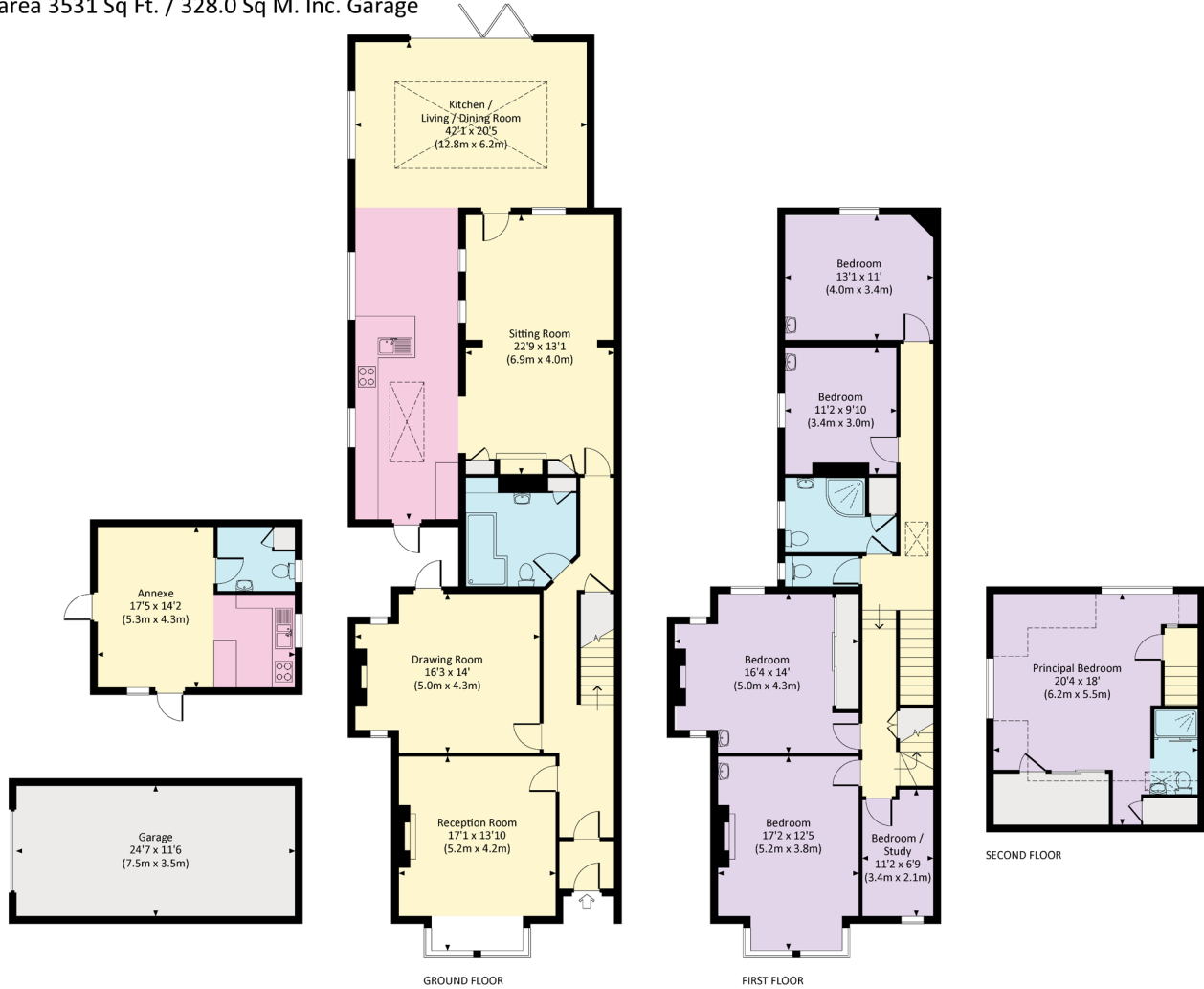
LECKHAMPTON ROAD, GL53

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.

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