

Ewlyn Road, Leckhampton, Cheltenham, GL53 7PB



- Victorian bay-fronted semi-detached home
- Opportunity to modernise and add value
- Two generous double bedrooms
- Two reception rooms
- Enclosed rear garden with side access
- EPC F

Ewlyn Road

Leckhampton

Key Features



2
Bedrooms



1
Bathroom



2
Receptions

About the property

Occupying a sought-after position just off Leckhampton Road, this attractive bay-fronted Victorian home presents an exciting opportunity to create a wonderful home in one of Cheltenham's most desirable locations. Retaining generous room proportions and plenty of original character, the property offers excellent potential for refurbishment and is available with no onward chain.

The accommodation begins with an enclosed entrance porch leading into a welcoming hallway, where stairs rise to the first floor. To the front of the property, the bay-fronted sitting room enjoys plenty of natural light and original period proportions, whilst the separate dining room provides an excellent second reception space overlooking the rear garden.

To the rear, the kitchen is fitted with an Aga and provides direct access to the garden, alongside a useful ground floor WC and additional storage room.

Upstairs, there are two generous double bedrooms, both enjoying excellent proportions, together with a shower room. Subject to the necessary consents, neighbouring homes demonstrate the potential to reconfigure or extend, allowing buyers the opportunity to tailor the property to their own requirements.

Outside, the enclosed rear garden provides a private outdoor space with established planting, paved seating areas, a garden shed and useful side access.

Whether you're looking for a character home to renovate, a long-term family property or an investment in one of Cheltenham's most consistently sought-after locations, this is a rare opportunity to secure a home with genuine potential in the heart of Leckhampton.

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

Leaving the Perry Bishop office on Bath Road, head south towards Leckhampton and turn left into Exmouth Street. Continue along Exmouth Street continuing onto Fairfield Parade. Follow Fairfield Parade then turn right into Ewlyn Road, where the property can be found on the right-hand side.

What 3 Words: **struck.cities.fuel**

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water - Mains Supply

Sewerage - Mains Supply

Heating - 0

Local Authority

Cheltenham Borough Council

Council tax Band - C

Our reference

CHE250380 / 28th July 2026

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

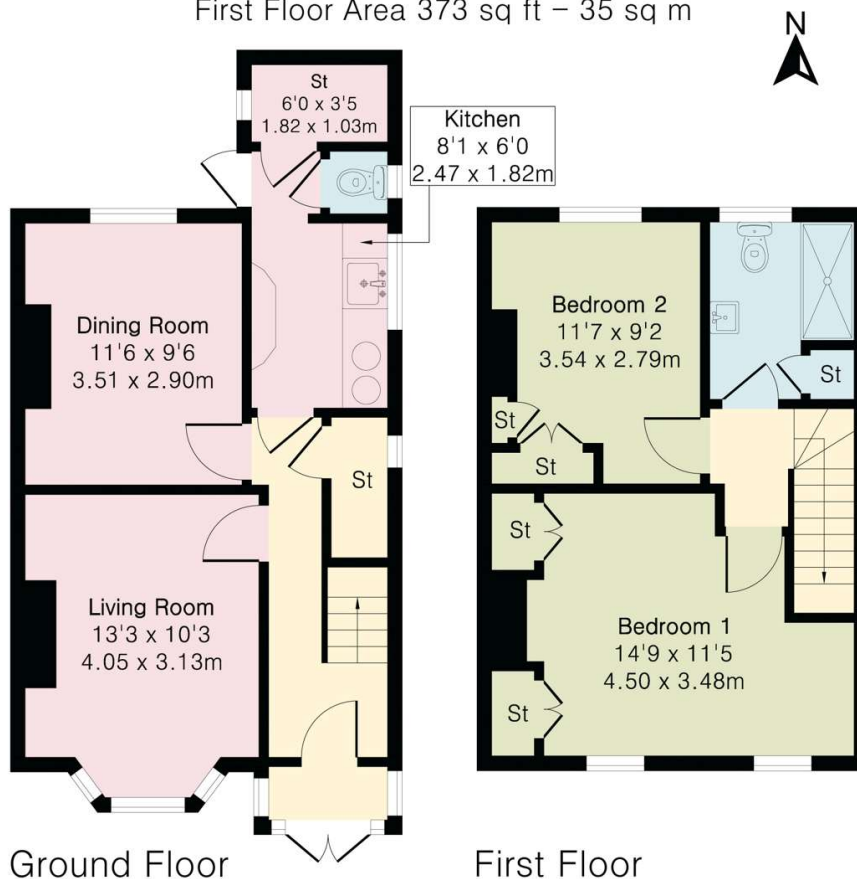
T: 01242 246980 / E: cheltenham@perrybishop.co.uk



Approximate Gross Internal Area 811 sq ft - 76 sq m

Ground Floor Area 438 sq ft – 41 sq m

First Floor Area 373 sq ft – 35 sq m



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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.

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