

Kenneth Close, Leckhampton, Cheltenham, Gloucestershire, GL53 9BE



- Quiet cul-de-sac location • Extended to create an open-plan kitchen/dining room • Two double bedrooms
- En-suite shower room and family bathroom • Off-road parking with carport • EPC C

Kenneth Close

Leckhampton

Key Features



2
Bedrooms



2
Bathroom



2
Receptions

About the property

Tucked away within a peaceful cul-de-sac in the heart of Leckhampton, this beautifully presented semi-detached home has been thoughtfully extended and improved to create bright, contemporary living spaces ideally suited to modern lifestyles. During the current ownership, the property has undergone a programme of refurbishment including new flooring, redecoration throughout and the installation of a new boiler, resulting in a home that is ready to move straight into.

The accommodation begins with a generous living room to the front of the property, filled with natural light and offering an inviting space to relax. Plantation shutters add both style and privacy, complementing the room's bright and welcoming feel. To the rear, the home has been significantly enhanced by the addition of a full-width extension, transforming the original layout into an impressive open-plan kitchen and dining room. Flooded with natural light from overhead rooflights and large glazed doors opening onto the garden, this space has become the true heart of the home, equally suited to everyday family life and entertaining.

Upstairs, there are two well-proportioned bedrooms. The principal bedroom benefits from fitted storage and an en-suite shower room, whilst a separate family bathroom serves the second bedroom.

Outside, the rear garden enjoys a pleasant degree of privacy and has been designed to provide both patio seating and lawn, creating an attractive outdoor space for relaxing and entertaining throughout the warmer months. To the front, the property benefits from off-road parking beneath a covered

carport.

Beautifully maintained throughout and occupying a highly sought-after Leckhampton location, this is a home that offers stylish accommodation with the benefit of a thoughtfully reimagined layout, all within easy reach of Bath Road, excellent schools and Cheltenham 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 Perry Bishop's Bath Road office head away from Cheltenham town centre, at the mini roundabout take the first exit, continue on until you reach another mini roundabout and take the first exit, continue until the end and turn right onto Old Bath Road. Continue on and Kenneth close will be the third turning on the left.

What 3 Words: **valid.rider.piano**

Services & Tenure

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

Local Authority

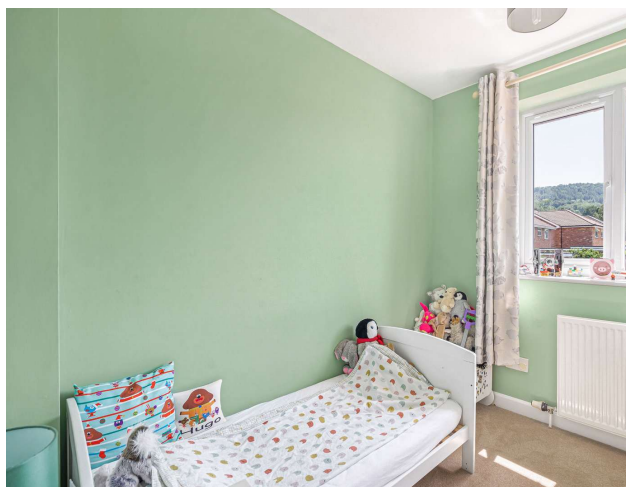
Cheltenham Borough Council
Council Tax Band - C

Our reference

CHE250051
30th June 2026

We'd love to hear from you

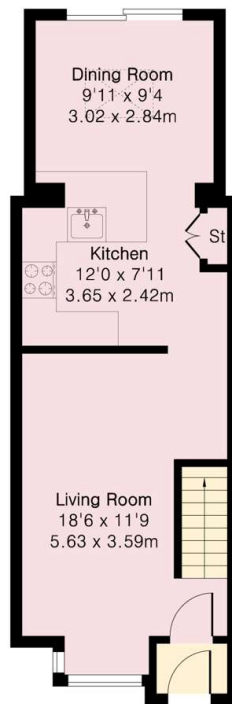
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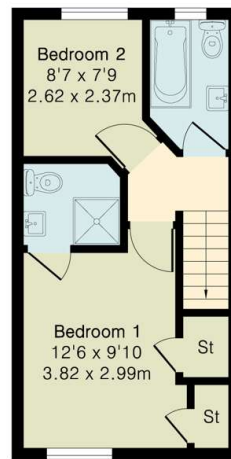
Approximate Gross Internal Area 714 sq ft - 66 sq m

Ground Floor Area 425 sq ft – 39 sq m

First Floor Area 289 sq ft – 27 sq m



Ground Floor



First Floor

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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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