



8 CUDNALL STREET

Cheltenham, GL53 8HT



# A BEAUTIFUL SIX BEDROOM, GRADE II LISTED GEORGIAN HOME

A magnificent Grade II listed Georgian home, dating back to 1808, set in a quiet location with large mature gardens. Full of character and period features typical of the era, it also offers the comfort of modern-day living.



6



4



4

Grade  
II  
listed

Local Authority: Cheltenham Borough Council

Council Tax band: F

Tenure: Freehold

Guide Price: £2,000,000



## KITCHEN AND DINING

On the opposite side of the entrance hall, the spacious kitchen is a standout feature of the house. Fitted with painted ‘Shaker’ style cabinetry by Devol, high-end appliances from Gaggenau, Bora, and Fisher & Paykel, and finished with marble worktops, it offers a stylish and practical space to cook, entertain, and gather. Opening the double doors to the dining room reveals a full front-to-back living space with matching fireplaces and floor-to-ceiling sash windows that flood the area with light.

Off the dining room is a generous fitted pantry with additional prep space, a Miele dishwasher, and further cabinetry. A side door provides easy access—ideal for families with children or dogs.

Completing the ground floor is a large cloakroom with fitted coat cupboards. From the entrance hall, stone stairs lead down to a spacious utility/laundry room, neatly tucked away from the main living areas.









## SITTING ROOMS

Whilst this house has a 'grown up' feel, the spacious, plentiful rooms make for the perfect family home. The ground floor layout has a wonderful arrangement and accommodation flows naturally thanks to the classic architectural symmetry. There is a drawing room to the front of the house with exposed 'A' frame vaulted ceiling and an open fireplace, whilst tucked away in the corner a small room is currently used and fitted out as a bar.

Moving to the rear of the house there is a delightful sitting room which overlooks the gardens, this sunny south facing room has oak flooring and a stone fireplace with wood burning stove.







## BEDROOMS AND BATHROOMS

Centrally located within the house there is a pretty staircase with polished balustrade which rises to first and second floors. From the generous first floor landing there are two principal suites, both with well appointed bathrooms and both facing south over the gardens.

A further double bedroom, commanding views to the front of the house and which would also be ideally suited for use as a study, has a nearby WC and shower room. Up on the second floor, there are three further bedrooms, served by a family bathroom. There is also level access to the large eaves storage.





## OUTSIDE

Set in around half an acre within the historic Charlton Kings conservation area, the property features sash windows, open fireplaces, decorative ceiling mouldings, and deep skirting boards. A gated entrance from Cudnall Street leads to ample parking and the centrally positioned front door, which opens into a hallway stretching to the rear, ending with elegant French doors to the garden.

The elevated position offers views over the south-facing gardens towards Leckhampton and Timbercombe Hill. The garden is a standout feature, with mature trees, stocked borders, sweeping lawns, and a stream creating a peaceful setting. Terraces around the house provide ideal spots for outdoor dining and seating, with side access to the front and the garage.

Beyond the stream, reached via a small bridge, lies an additional area with a greenhouse, shed, and raised planters perfect for growing fruit and vegetables.



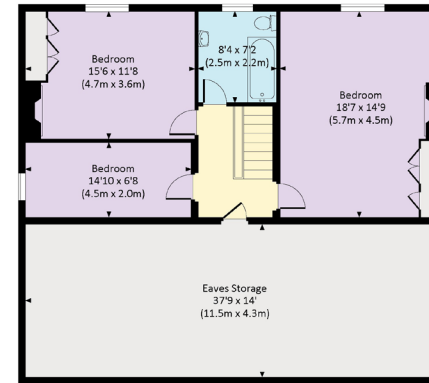
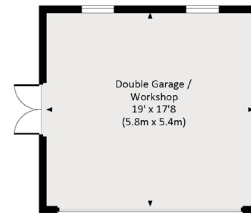




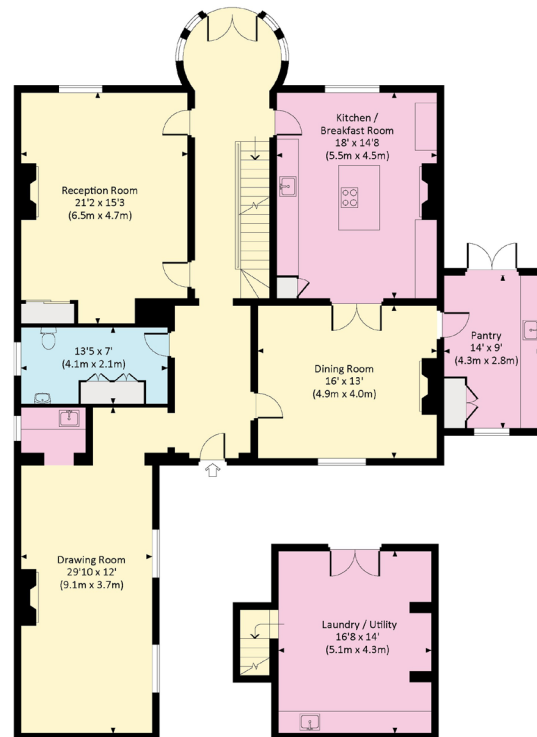
Approx. gross internal area 4155 Sq Ft. / 386.0 Sq M.

Approx. gross internal area 4713 Sq Ft. / 437.8 Sq M. Inc. Eaves Storage

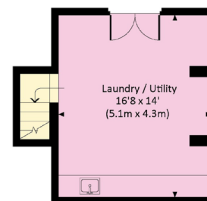
Approx. gross internal area 5049 Sq Ft. / 469.1 Sq M. Inc. Garage and Workshop



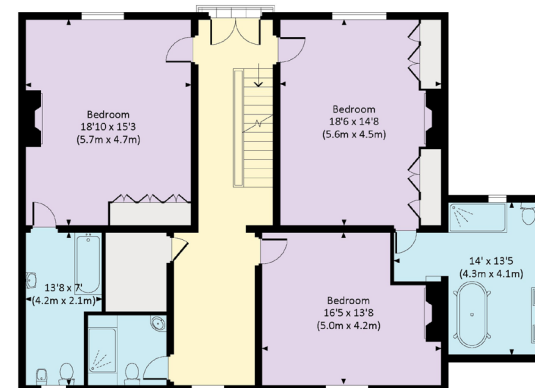
SECOND FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

**Nick Chivers**  
01242 246 959  
nick.chivers@knightfrank.com

**Knight Frank**  
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 June 2025. Photographs and videos dated April 2023. 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.