



Clarence Square, Cheltenham, Gloucestershire



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A fine example of a Grade II listed end of terrace town house overlooking the central gardens of Clarence Square in the heart of Pittville, central Cheltenham.

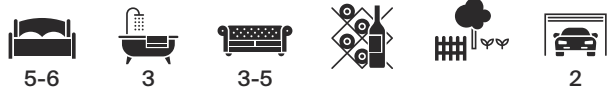
Presented in excellent decorative order, the house offers accommodation arranged over four principal floors and includes five bedrooms and four reception rooms.

Town centre 0.5 miles | Cirencester 17 miles

Bristol 56 miles | Birmingham 49 miles

London 99 miles

(all distances approximate)



Guide price: £1,800,000

Tenure: Available freehold

Local authority: Cheltenham Borough Council 01242 262626

Council tax band: G



A fine example of a Grade II listed end of terrace townhouse.





The property

The lower ground floor is currently arranged as part of the house's main living space but (subject to any required consent) could be separated off to provide self-contained accommodation if required enhanced by the separate heating system and independent access.

Accessed from Clarence Square via wrought iron railing to stone steps rising to the front door. Once inside this well-maintained home, one is struck by the level of period detail synonymous with the period, including deep skirting boards, sash-hung windows, working shutters and decorative plaster mouldings.

At ground floor level there is a reception hall with an elegant cantilevered stone staircase rising to the first floor, a double reception room, the rear of which houses the kitchen complimented by a family room to the front. There is also a study, cloakroom and laundry at this level.

On the first floor, the magnificent drawing room is a particular feature of this splendid home, with three full-length sash windows facing west over the square's gardens and opening onto an ornate balcony. The drawing room is open to the principal study, and combined these rooms make a spectacular entertaining space, both of which have period fireplaces.

On the second floor are three bedrooms, the principal bedroom enjoying views over Clarence Square. There is also a bathroom, a dressing room and a separate shower room on this level.

The lower ground floor is currently arranged as a home office space, with the front room being used as an office and the room to the rear as the fifth bedroom with doors leading to the rear courtyard, storage area and wine cellar. A laundry/ironing room and shower room complete the lower ground floor.

Outside, the enclosed rear garden is laid predominantly to lawn and is stocked with plant and shrub borders, including a mature magnolia tree. At the far end of the garden there is a detached double garage accessed via Wellington Lane to the rear.

Situation

An important and elegant Regency square named after the Duke of Clarence, with landscaped lawns as the centrepiece. Forming part of the Pittville Estate, just north of Cheltenham town centre, Joseph Pitt developed this combination of classic period homes and central gardens for his garden estate plan that Pittville is renowned for. The square lies close to Pittville Park, the largest ornamental park in Cheltenham that features the Pump Rooms and lakes with walkways and bridges.

Cheltenham is a Regency Spa town renowned for its fine architecture, famous gardens, an eclectic mix of shops, restaurants and boutiques and world-renowned schools including Cheltenham Ladies' College and Dean Close.

There are good communication links to major centres via the M5 (Junctions 10 & 11), the A419 to Swindon and the M4 and A40 to London. There are train services to London and other major cities from Cheltenham Spa, Kemble and Swindon.



**Approximate Gross Internal Floor Area
391 sq m / 4,209 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Particulars dated September 2022. Photographs and videos dated August 2022.
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