



## AN EXCEPTIONAL GRADE II LISTED REGENCY TOWNHOUSE IN THE FINEST POSITION ON CLARENCE SQUARE.



Behind its handsome façade lies a Grade II listed home dating from around 1840, offering accommodation arranged gracefully over four floors. It tells a story of period character and thoughtful design, a place where Regency elegance meets contemporary comfort. Poised on the most privileged position within one of Cheltenham's grandest squares, this handsome townhouse offers a rare opportunity to own a home of architectural grace and enduring charm. With leafy views framed by wrought-iron railings and well-tended hedging, the house gazes proudly across the square, its presence both refined and welcoming.

Steps lead up to an impressive entrance framed by a beautiful stained-glass front door. From the moment you step into the entrance hall, there is a sense of quiet refinement, enhanced by the rich warmth and craftsmanship of the Broadleaf wooden flooring, whose natural tones lend an enduring elegance. Natural light gently draws you further into the home.

The main reception rooms are poised for entertaining. The elegant drawing room, with its high ceilings, graceful bay window and sweeping views across the square, is filled with natural light and a quiet sense of grandeur. It opens into the dining room through a pair of double-panelled folding doors, each room retaining its original features with intricate cornicing, high skirting boards and marble fireplaces, all lovingly preserved. A serving hatch that offers a playful nod to more sociable moments connects the kitchen.

At the far end of the hallway, the kitchen, designed for someone who truly enjoys cooking, it's as practical as it is charming. A beautifully composed space of exposed brickwork, Caesarstone quartz worktops and premium appliances including a bespoke stainless steel range with Neff cooker, microwave combi oven and warming drawer. An integrated dishwasher and freestanding AEG fridge/freezer, carefully considered and quietly stylish complete the classic look.

Double doors open to the raised floor garden room, where the landscape unfolds to the west and the sunsets are sublime.

Steps lead down to a private courtyard garden, framed by a brick wall and climbing wisteria. Mature shrubs, camellias and lush planting create a sanctuary of colour and calm. Designed for entertaining, this space is a rare find that is private, peaceful and beautifully orientated. A set of double gates to Wellesley Road offers practical access while preserving the garden's seclusion.

The lower ground floor offers far more than storage. Currently a well proportioned utility room, with separate pantry cupboard, wine store and cloakroom serve the practical needs of a busy household. This area also serves as the connection to the self contained annex, which has its own main entrance from Clarence Square making it ideal for guests, multigenerational living, or independent workspace.

As the staircase rises, the mezzanine level reveals a pair of beautifully finished bathrooms with Lefroy Brooks Mackintosh fittings, Silestone surrounds and vintage-style column towel radiators. A generous heated linen cupboard adds yet another touch of thoughtful design.

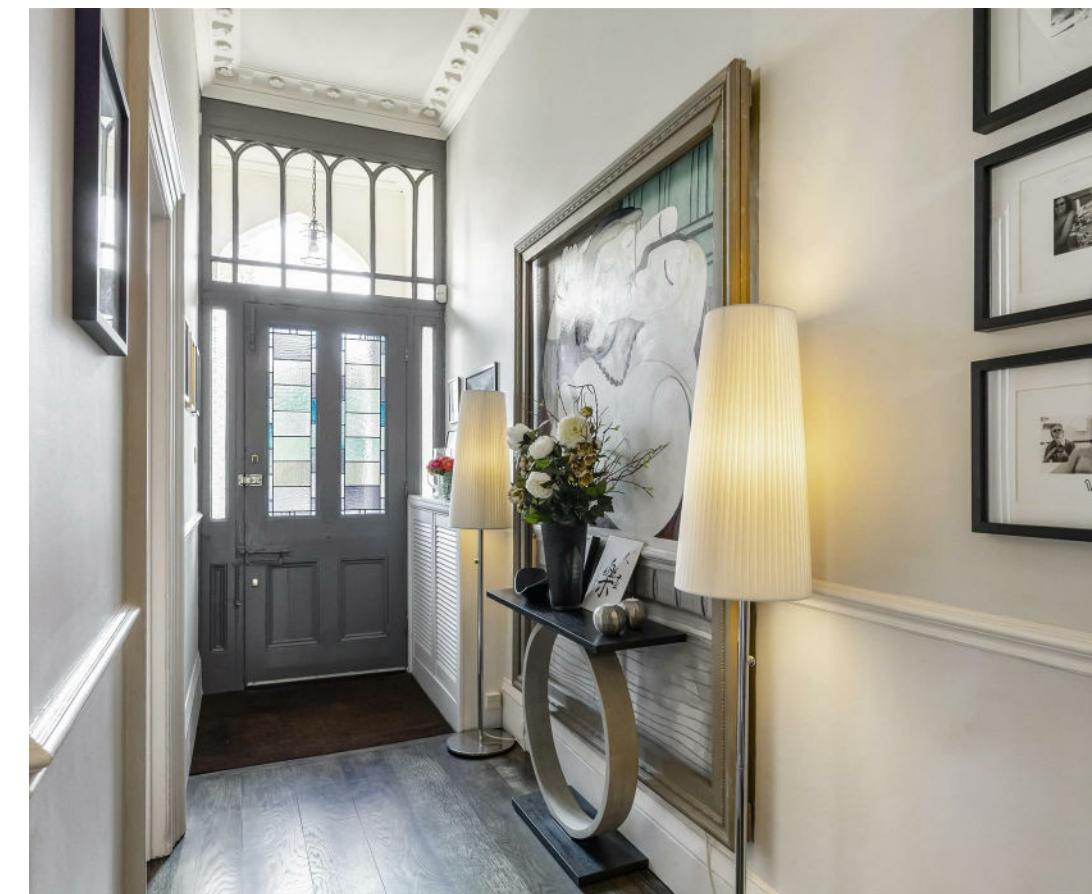




On the first floor, the principal bedroom is nothing short of spectacular. The triple bay window, paired with a second window of the same easterly orientation, fills the room with soft morning light and offers far reaching views across the square. High ceilings, intricate mouldings and a further fireplace add to the sense of quiet elegance, while a full wall of fitted wardrobes brings both form and function to this beautifully composed space.

The guest bedroom with views over the garden is equally gracious, bathed in evening light. Heading to the second floor we are greeted by a delightful generous third bedroom with built in cupboards and flooded with natural light and distant views towards the Malvern Hills.

Resting peacefully at the top of the house, the fourth bedroom has a quiet charm all of its own. One window looks out across the square, while the other frames an ever changing skyline of rooftops, chimney pots and distant hills. With twin built-in cupboards and abundant daylight from its dual aspect, it's a room full of character and calm.







Set within one of Cheltenham's most elegant Regency squares, the location offers a rare blend of heritage, greenery and vibrancy. From your front door, it's a short walk to the heart of Cheltenham, with Montpellier, the Promenade and the High Street all within easy reach, along with a selection of excellent schools, cafés and cultural venues. Just a stroll away is the open spaces of Pittville Park, with the lakes, cafes and play area. Clarence Square enjoys an exceptionally well connected position with access to the A40, M5 and A417 being straightforward, placing Gloucester, Bristol, Birmingham and even London well within reach. Cheltenham Spa station is just over a mile away.



**Council:** Cheltenham Borough Council

**Council Tax:** House F, Annex A (Less 50%)

**Title Number:** GR199399

**Tenure:** Freehold

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# 22 Clarence Square

 ALTHORP & CO

Approximate Gross Internal Area = 310.6 sq m / 3343 sq ft



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