



38 PRESTBURY ROAD

GL52 2DA



BEAUTIFULLY PRESENTED GRADE II LISTED REGENCY TOWN HOUSE

Located in one of Cheltenham's most desirable areas, just a short stroll from Pittville Park and the town's vibrant centre, this exquisite Grade II listed townhouse blends timeless period charm with generous, versatile living space arranged over three floors.



4



2



3

Grade
II
listed

Local Authority: Cheltenham Borough Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,150,000



KITCHEN AND SNUG AREA

The lower ground floor has been beautifully designed to balance style and practicality. A bespoke fitted kitchen features a large central island, original fireplace, and a wide range of wall and base units, with space for all modern appliances. The adjoining snug area offers a cosy retreat with another period fireplace and built-in shelving. This level also includes a study, utility room, guest/family room with W/C, and access to a well-appointed rear courtyard.









RECEPTION AND DINING AREAS

Upon entering, you are welcomed into a spacious reception hall that leads to two elegant, interconnecting reception rooms. Both rooms feature striking marble fireplaces and are separated by grand period double doors. The front room serves as a comfortable sitting room, while the rear currently functions as a dining room, complete with a working dumbwaiter providing convenient access to the kitchen below.







BEDROOMS AND BATHROOMS

The first floor hosts three additional bedrooms. The principal bedroom, located at the front of the house, is exceptionally spacious and benefits from a luxurious en suite bathroom, which can also be accessed from the landing for added convenience. The two further bedrooms share a separate shower room and W/C. At the rear of the ground floor is a charming guest bedroom with delightful views over the private rear garden.

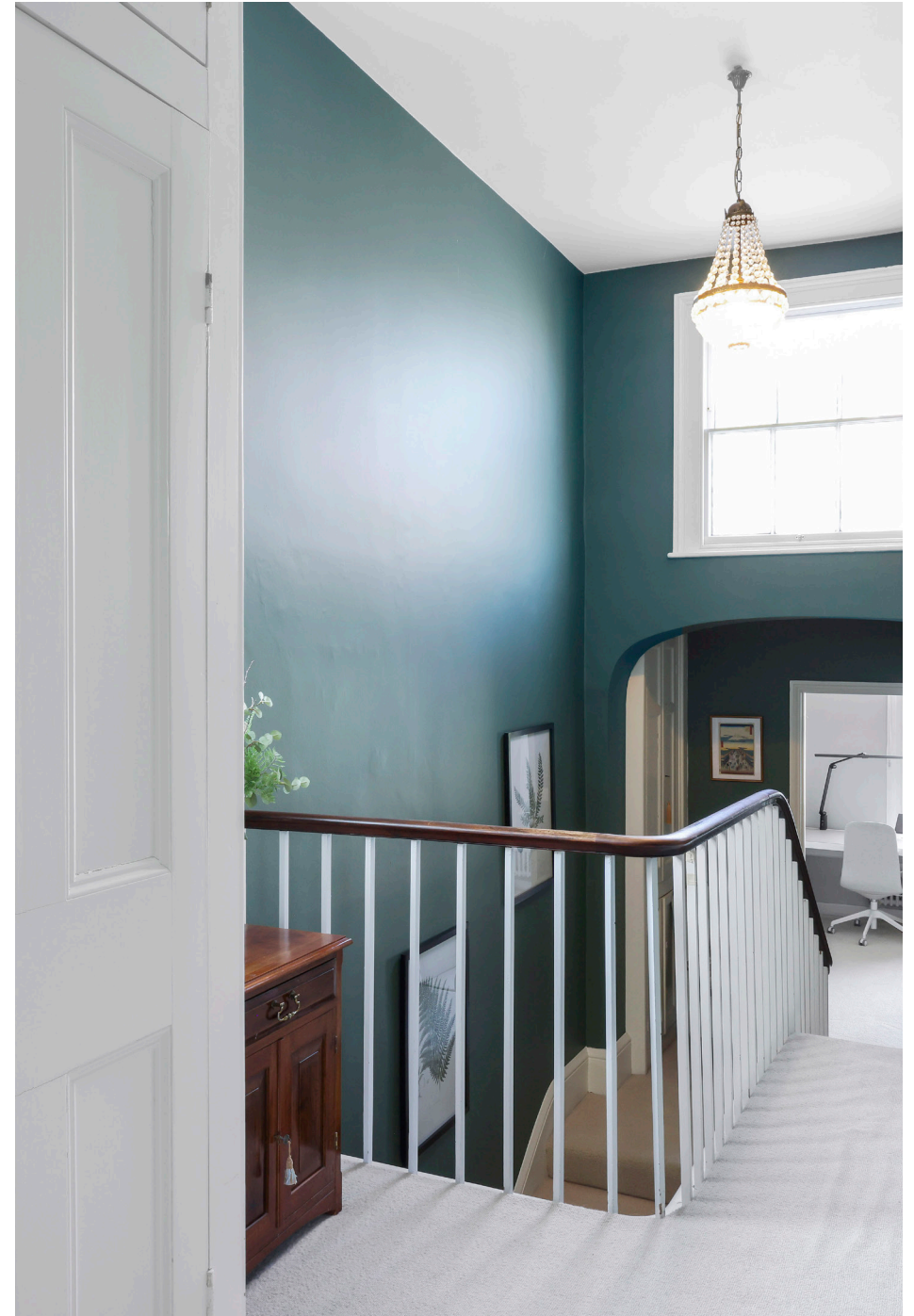






OUTSIDE

Externally, the property boasts a charming front garden enclosed by wrought iron railings and a paved pathway. To the rear is a sunken courtyard with steps leading up to a level lawn and off-street parking area accessed via an electric gate. The garden is well-sized for low-maintenance living, offering plenty of space for entertaining or additional parking if required. Residents' permit parking is available at both the front and rear through Cheltenham Borough Council.

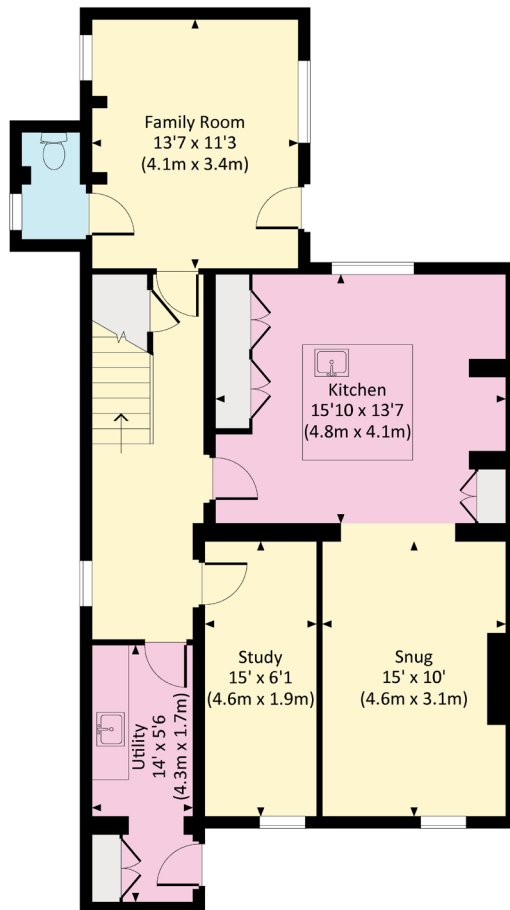




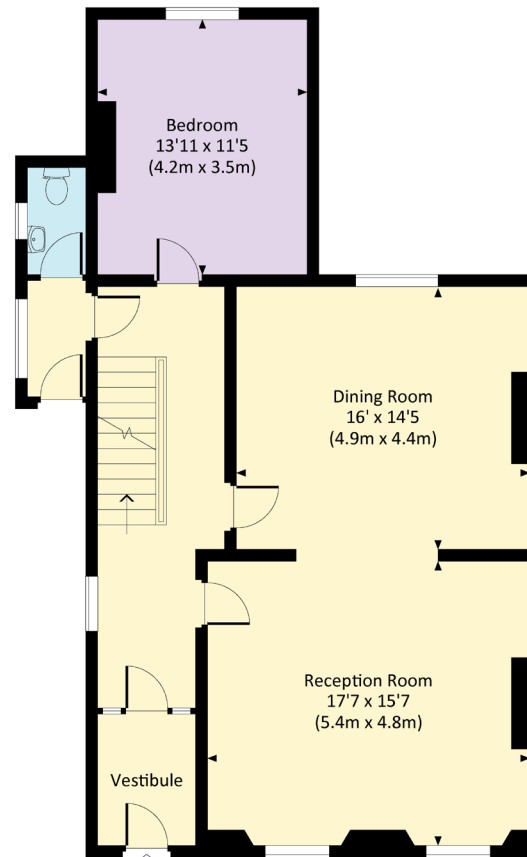
PRESTBURY ROAD, GL52

Approx. gross internal area

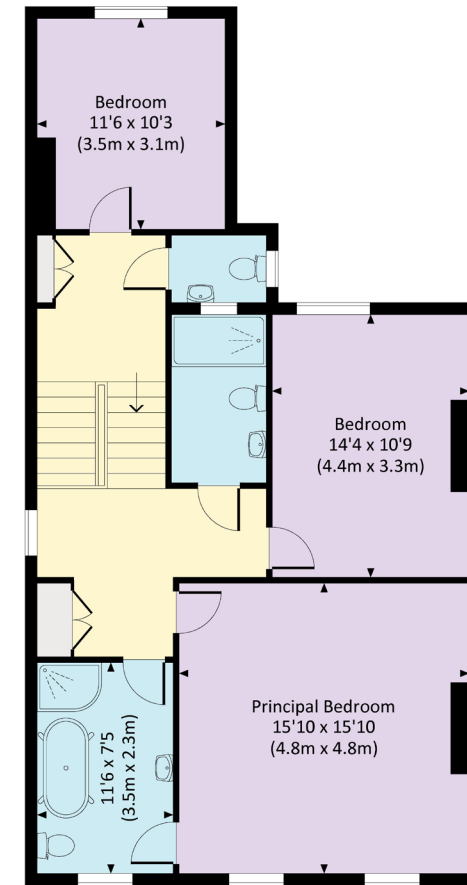
2702 Sq Ft. / 251.0 Sq M.



LOWER GROUND FLOOR



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)



Harry Bethell

+44 1242 246 959

harry.bethell@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 June 2025. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

