

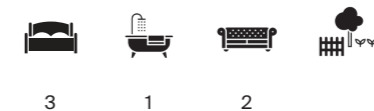


2 CLARENCE ROAD
CHELTENHAM GL52 2AY



A FANTASTIC GRADE II LISTED TOWN HOUSE.

Clarence Road is a beautifully proportioned town house with flexible accommodation over three floors. Situated close to Pittville Park and the town centre.



Local Authority: Cheltenham Borough Council

Council Tax band: E

Tenure: Freehold

Ground rent: £50 per annum

Guide Price: £650,000



2 CLARENCE ROAD

The house features stunning period features throughout to include bespoke period fireplaces, sash hung windows, detailed cornicing and ceiling roses. This charming property features a welcoming reception hall which gives access to two stunning reception rooms to the right of the hall and a modern kitchen to the rear with access to a courtyard garden.





Upstairs, there is a modern family bathroom to the rear which is both light and spacious. Two generous bedrooms with high ceilings and period features. The principal bedroom located to the front of the house is a fantastic size with built in storage and two large sash windows to the front. The second floor features a further third bedroom which makes an excellent guest room to the rear of the house.

Outside there is access to a courtyard which is both private and allows access to the rear of the house. The location is super convenient for central Cheltenham with an array of convenience stores available across the road from the house and access directly to Pittville Park. Permit parking.





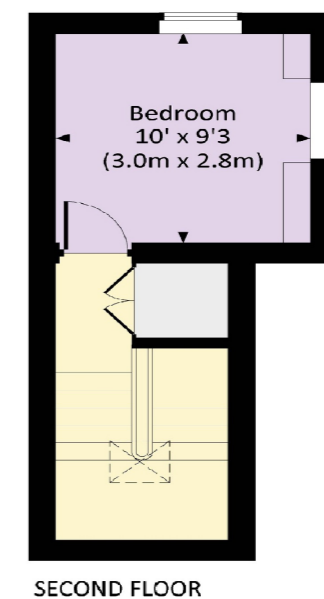
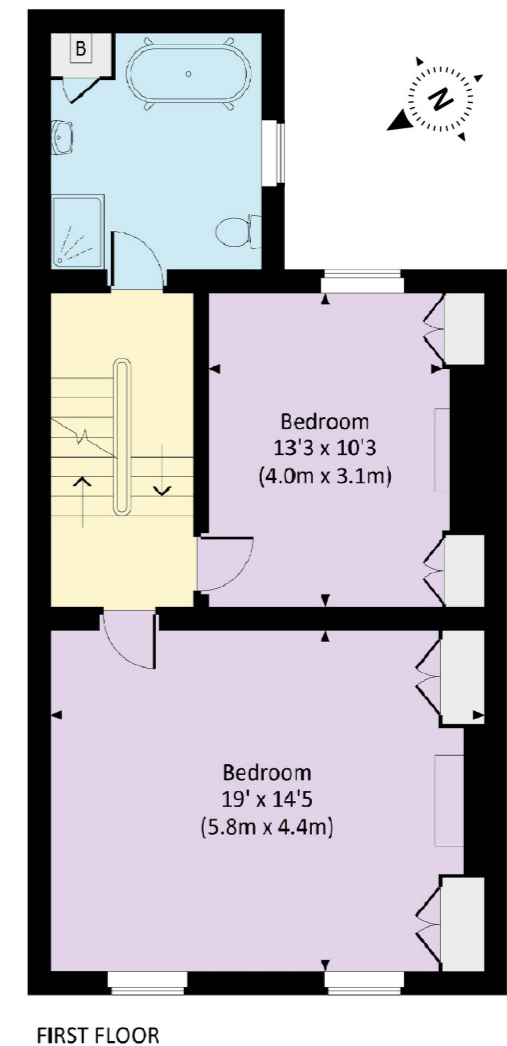
LOCATION

Clarence Road sits at the southern gateway to Pittville, one of Cheltenham's most elegant and historic areas, known for its Georgian and Regency architecture. Everyday amenities—including convenience stores, cafés, a chemist and hairstylists—are close by, with the town centre, Promenade and Montpellier all within a short walk.

Pittville Park and the Pump Room are nearby, and Cheltenham Racecourse is around a fifteen-minute walk. The area is well served by excellent schools, including Cheltenham College, Cheltenham Ladies' College and Dean Close.

Transport links are strong, with easy access to the M5, A419, A40 and regular train services to London and major cities from Cheltenham Spa, Kemble and Swindon.





Approx. gross internal area: 1482 Sq Ft. / 137.7 Sq M.

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.

Harry Bethell

01242 246959

harry.bethell@knightfrank.com

Knight Frank

123 Promenade

Cheltenham GL50 1NW

[knightfrank.co.uk](https://www.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 November 2025. Photographs and videos dated November 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.