

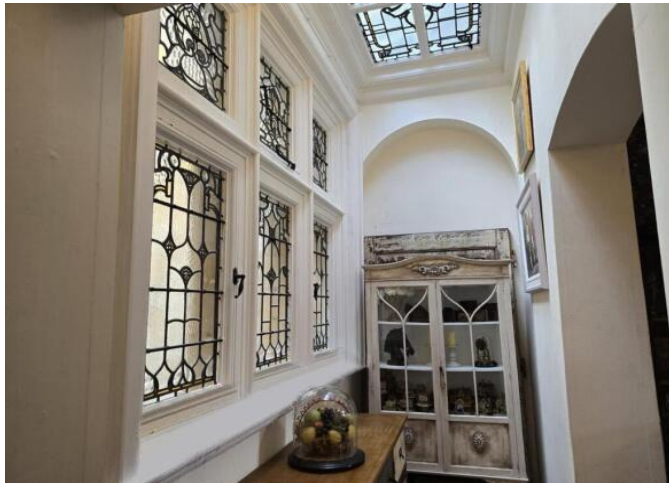


**Brockhampton Park**  
**Cheltenham, GL54 5SP**

Guide Price £300,000

**Gao**  
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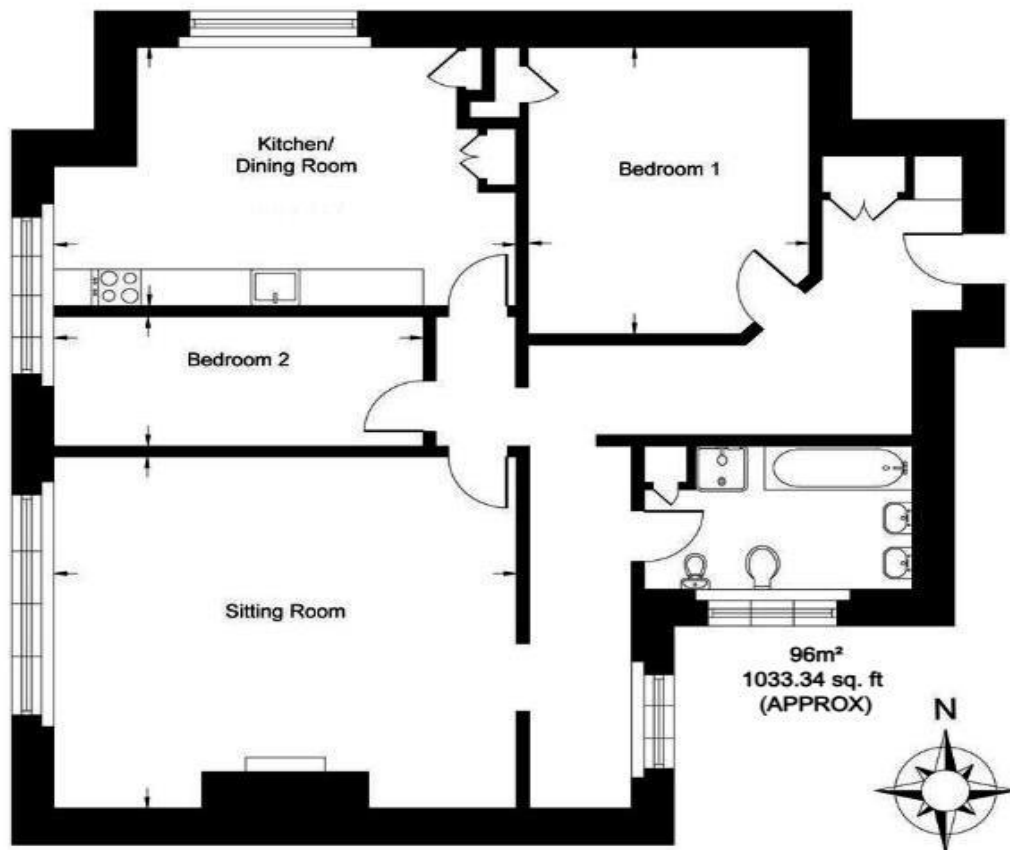


## MAIN FEATURES:

- **Grade II listed Stunning Ground Floor Apartment Set within 7 Acres of Beautifully Maintained Grounds**
- **Refitted Country Style Kitchen/Diner**
- **Good Size Lounge with Feature 18th Century Open Marble Fireplace**
- **Two Bedrooms & Large Bathroom Comprising a Four Piece Suite**
- **Original Features Throughout**
- **Two Allocated Parking Spaces**
- **Pets Allowed**

Discover an exceptional opportunity to acquire a stunning Grade II listed ground-floor apartment in the prestigious Brockhampton Park, reputedly built under the patronage of a former King of England. Set within around seven acres of beautifully maintained grounds, this elegant home offers a rare blend of period grandeur, rural tranquillity, and modern comfort in one of Gloucestershire's most desirable locations. Pets are welcome, making it an ideal choice for those seeking a refined yet relaxed country lifestyle. A highlight of the property is the recently refitted country-style kitchen/diner, a spacious and inviting room perfect for relaxed meals, entertaining guests, or enjoying the surrounding serenity. The generous lounge, complete with an impressive feature open 18th Century marble fireplace, offering a warm and atmospheric space to unwind, while original architectural details throughout the home add timeless charm. The apartment provides two well-proportioned bedrooms, each designed to maximise comfort and natural light. The large bathroom, appointed with a refined four-piece suite, brings both practicality and a sense of luxury.

Thoughtfully arranged built-in storage ensures the home feels exceptionally well laid out for modern living. Externally, the property benefits from two allocated parking spaces and direct access to the expansive, tranquil grounds that surround Brockhampton Park. Residents enjoy complete peace and privacy in a magnificent countryside setting, with pets allowed to share the outdoor space. Perfectly positioned near Cheltenham, the location offers convenient access to boutique shops, acclaimed restaurants, excellent schools, and world-famous events such as the Cheltenham Festival, as well as the inviting Cotswold countryside. A remarkable opportunity to enjoy refined living within a historic estate—an ideal home, retreat, or investment.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	39 E	
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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