



Alma House  
Rodney Road | Cheltenham | Gloucestershire | GL50 1HT

# ALMA HOUSE

*Welcome to Alma House, a uniquely impressive, detached development opportunity in a prime Cheltenham location close to Montpellier Gardens. Originally built in 1838 with later additions and alterations including a conservatory of c1905 in Art Nouveau style. The property is Grade II\* Listed with a total internal area of approximately 6,879 sq. ft. This property presents a rare opportunity to invest in one of Cheltenham's most striking and historically significant buildings. It is a truly enchanting building and not to be missed.*



# STEP INSIDE

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## The Property

This handsome early Victorian property currently provides mixed-use office use, and residential accommodation, and is situated in the heart of Cheltenham, 2 minute's walk from the famous promenade. Alma House currently provides serviced office accommodation on the ground and first floors, with self-contained apartments at lower ground, and second-floor levels. The property has enormous potential and could either be comprehensively refurbished to provide several individual apartments or reinstated to its original purpose as a generous single dwelling benefitting from natural light from all sides.

## Ground Floor

The stately entrance is supported by four grand large columns of which the double fronted doors open into an elegant entrance hall that leads to an imperial staircase which is framed by classical architectural elements of which is illuminated from the top by a skylight. The interior retains 'sumptuous decoration' with period features in abundance throughout including Regency plasterwork, wood panelling, and an Art Nouveau overmantel to one of the fireplaces. Two reception rooms, a wood-panelled dining room, and a generous kitchen. A conservatory was added in 1905 which grants access to the rear of the building. The outside space to the rear currently provides extensive car parking however could be converted into a walled garden to further enhance the offering. Off-street parking for four cars can be found to the front of the building.

















### First Floor

The first and second floors would traditionally have been occupied by sleeping accommodation, and they could comfortably accommodate six or more bedrooms with accompanying bathrooms.

### Lower Ground Floor

The lower ground floor benefits from two separate entrances from the rear of the building and could either be converted into separate self-contained apartments or provide additional reception and family rooms for the main dwelling above.











## KEY FEATURES

- Development opportunity
- Mixed-use office/residential
- Prime location
- Vacant possession
- Off-street parking
- Stunning period features throughout
- No onward chain









# LOCATION

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Cheltenham is a picturesque Regency town combining charm and elegance known for its tree-lined promenades and elegant townhouses. Alma House is close to Montpellier offering bars, restaurants, and boutiques. Cheltenham is renowned for shopping options, beautiful parks, and the world-famous horse racing at Prestbury Park Racecourse. In addition to this, it hosts a range of cultural events, including music, jazz, science, and literature festivals, making it a dynamic, vibrant, cosmopolitan, and exciting place to live. The location is also conveniently situated near Cheltenham College and Cheltenham Ladies' College, two well-regarded educational institutions.

Transport links in and around Cheltenham are excellent, making it a prime location for commuters. Cheltenham Spa railway station provides direct train services to major cities such as London, Birmingham, and Bristol, with travel times to the capital just over two hours. The M5 motorway is a short drive away, providing swift access to the Southwest and Midlands, while the A40 offers routes to Oxford and beyond. For international travel, Bristol and Birmingham airports are both within a manageable distance, offering a wide range of global destinations.

In addition to its excellent national and regional transport connections, Cheltenham benefits from a comprehensive local bus network, allowing easy travel around the town and to nearby areas like Gloucester, Tewkesbury, and the Cotswolds. For those who prefer a more sustainable lifestyle, Cheltenham is also well-suited to cycling and walking, with many green spaces and pedestrian-friendly areas. With a mix of urban sophistication and countryside charm, Central Cheltenham offers the best of both worlds for residents.



# INFORMATION

## Services, Utilities & Property Information

Utilities – Mains electricity, gas, water, and drainage

Tenure - Freehold

Property Type – Grade II\* Listed detached building

Construction Type – Stucco plaster over brick with concealed roof and stucco stacks

Cheltenham Borough Council - currently commercial rates apply – please speak with the agent for further information.

Parking – Significant capacity for off road parking to front and rear of property.

Mobile phone coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Ultrafast Fibre Broadband connection available - we advise you to check with your provider.

## Directions

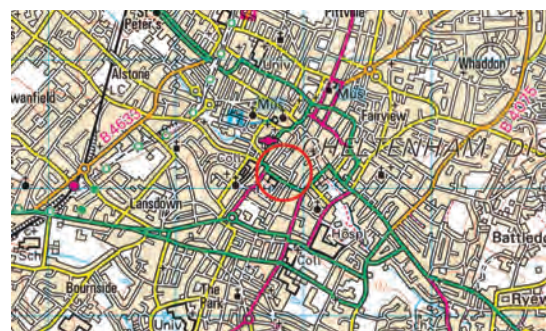
The property is centrally located in Cheltenham, in close proximity to Imperial Gardens and the Town Hall. It occupies a prominent position on the corner of Rodney Road and Regent Street.

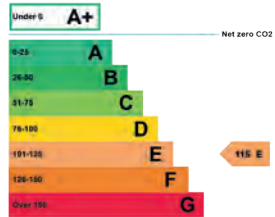
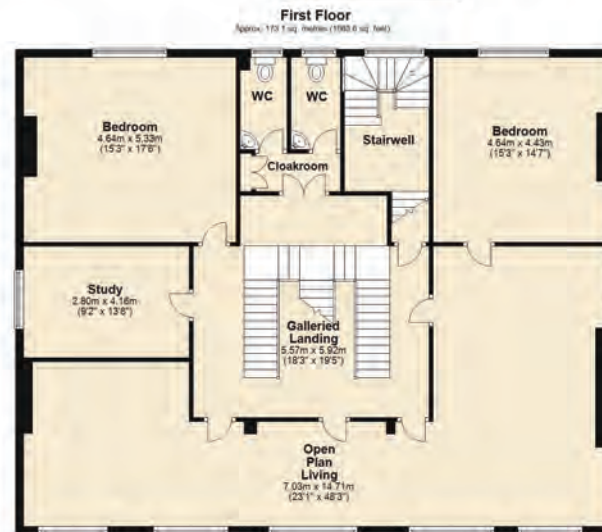
## Viewing Arrangements

Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 01242 650974 or 07979 648 748. [kathrynanderson@fineandcountry.com](mailto:kathrynanderson@fineandcountry.com).

## Website

For more information visit <https://www.fineandcountry.co.uk/cheltenham-gloucester-and-tewkesbury-estate-agents>





Total area: approx. 639.0 sq. metres (6878.6 sq. feet)

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings, and appliances referred to have not been tested, and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property-related details rests with the buyer. Printed 27.09.2024





# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



## KATHRYN ANDERSON PARTNER AGENT

Fine & Country Cotswolds and Cheltenham  
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I am a Partner Agent for Fine & Country Cotswolds and Cheltenham. I've lived in the Cotswolds for over 30 years and have a wealth of experience and knowledge in the property industry. I've worked for both corporate and independent high end Estate Agents around the Cotswolds, South Oxfordshire and Cheltenham area with over 20 years' experience.

With a personable dedicated honest approach, I understand the intricacies for both sellers and buyers in an ever-changing market. I strive to make things as simple and stress free as possible for all my clients which has earned me many returning vendors in the past.

When not at work, I enjoy life in the Cotswolds going on country walks with my dog Fleur, property renovation, swimming, tennis, good restaurants and fine wine!

*"Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient."*

*"Kathryn Anderson is the most competent agent I have ever dealt with, she's amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn't hesitate to use her again, in fact I wouldn't consider using anyone else. Good job Kathryn you are fabulous!"*

THE FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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