



EDMONSTONE HOUSE - A STUNNING COLLECTION OF NINE UNIQUE LUXURY HOMES IN CHELTENHAM



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HOUSE



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Welcome to Edmonstone House – a beautiful collection of nine luxury homes as part of a stunning Georgian building hidden away in the very heart of Cheltenham.

Edmonstone House, originally built in the early 1800s, will be restored to its former glory and transformed to present some truly unique living spaces within an historic setting looking out onto a private courtyard. There is a choice of 1, 2 and 3-bedroom homes to select from at this secluded location that is also ideally situated to enjoy what Cheltenham has to offer – from festivals and shopping to schools and the countryside.



Outdoor café culture, the thrill of the races and the historic splendour of the iconic Caryatids in Montpellier Walk - Cheltenham has something for everyone.

Photo credit: Visit Cheltenham

Photo credit: Nick Turner - Visit Cheltenham

REGENCY SPLENDOUR

Meets modern living in Cheltenham.

Regularly voted 'Best place to live in the South West' by The Sunday Times, Cheltenham has a wonderful mix of the traditional and the new, with elegant architecture, beautiful outdoor space, excellent entertainment options and exceptional education.

There is always something going on in Cheltenham with an arts, culture and festival calendar to rival most places in the world. The town plays host to over 25 festivals a year, from the world-leading Literature Festival to the longest running Cricket Festival, plus jazz, science and classical music in between. For additional cultural experiences visit the Grade II listed Everyman Theatre, Wilson art gallery and highly regarded museum. However, the biggest annual event is in March when the world-famous Cheltenham Festival brings together thousands of spectators to enjoy a unique atmosphere and the most prestigious jump-racing event of the year with the grand finale, the legendary Cheltenham Gold Cup.

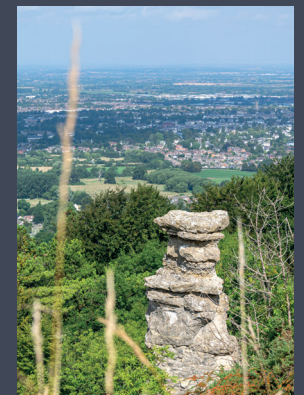


Cheltenham is an exciting foodie destination with a host of unique restaurants to explore including The Ivy, in a beautiful setting in the Montpellier area, Indian fine dining at Prithvi, Cheltenham's first rooftop restaurant at The Nook as well as Brasserie Blanc, part of the imposing Queens Hotel. Naturally you'll also find a good number of stylish cafes, independent coffee shops and classy gastro pubs across the town as well.

Shopping is dominated by independent boutiques but there are also big-name brands and familiar high street staples in the centre of town together with a flagship John Lewis store. The thriving Brewery Quarter is just a 5-minute walk and home to shops, restaurants and entertainment venues – somewhere you can 'shop-dine-stay and play'!

Cheltenham offers excellent education options including world renowned Cheltenham College, Cheltenham Ladies College and Dean Close School while a good choice of popular grammar schools regularly appears in top national listings. Beyond education, the town has a firm focus on future technology with plans for a new cyber-tech community alongside the Government's Communication Headquarters (GCHQ). The planned £1billion 'Golden Valley' tech hub will cover almost 50 hectares and include one of the largest tech campuses in Europe.

Cheltenham itself has its share of parks and gardens but there is beautiful countryside all around with miles of hills to explore on foot or bike at spots such as Cleeve or Leckhampton plus the fabulous Malvern Hills and impressive Forest of Dean just a short drive away. Positioned at the heart of the Cotswolds you are also within a 30-minute drive of iconic locations like Bourton-on-the-Water and Stow-on-the-Wold if you want to immerse yourself into the quintessential English experience.



Explore the local shops or climb Leckhampton Hill to observe Cheltenham from up high with views in the distance as far as Wales.



AT THE HEART OF THE TOWN

In a perfect location for town and country.



Photo credit: Terry Lingham



Cheltenham High Street offers a range of shopping options all within a short walk while the grand Pittville Pump Room is also just a few minutes away.



Edmonstone House is conveniently positioned in the centre of Cheltenham at the heart of a town which enjoys easy access to the Cotswolds, Birmingham and Bristol.

Just a few minutes' walk from the main shopping areas at the centre of town, including John Lewis, as well as the cinema and restaurants at The Brewery Centre, Edmonstone House is in a perfect central location.

It is also within easy reach of iconic Pittville Park and Pump Rooms in one direction and Montpellier Gardens in the other if you want to enjoy local green spaces on your doorsteps (just a 10-minute walk).

Cheltenham sits alongside junction 11 of the M5 so Birmingham and Bristol are both within easy reach as well as the motorway network beyond. If you take the A40 west, you quickly reach the historic City of Gloucester and shopping and entertainment venues at Gloucester Docks. The opposite route east out of town takes you to Oxford and then beyond to the M40 and on to London. In addition, Cheltenham is obviously well-connected for the Cotswolds and the many beautiful market towns and villages that populate the surrounding countryside.

There are good rail links from Cheltenham Spa station with a regular direct train service to London Paddington taking around 2 hours while both Birmingham New Street and Bristol Temple Meads can be reached in approximately 40 minutes.



Distances

from Edmonstone House

The Brewery Centre
0.2 miles (5 mins on foot)

John Lewis
0.3 miles (7 mins on foot)

Pittville Lawn/Park
0.4 miles (8 mins on foot)

Cheltenham Spa Station
1.6 miles (9 mins by car)

M5 - J11
4.5 miles (14 mins by car)

Gloucester
9.0 miles (25 mins by car)

Bristol
43.0 miles (56 mins by car)

Oxford
45.2 miles (1hr 13 mins by car)

Birmingham Airport
56.6 miles (1hr 7 mins by car)



A GLORIOUS HISTORY

Breathing new life into an historic house.

Edmonstone House was originally built between 1800 and 1820 and has enjoyed a varied history in this hidden location in the heart of Cheltenham.

The Grade-II listed building was actually once home to the Eye, Ear & Throat Free Hospital from 1899. A new wing was added in 1908 and further expansion took place in 1911 when another storey was added to the wing on the left and the hospital remained here until the mid 1930s when it moved to the General Hospital in Cheltenham.

Unfortunately, many listed features were removed in the last 20th Century as the building was converted for other uses, but the developers have endeavoured to reinstate original features where practical, including marble fireplaces, and reintroduce fixtures and fittings appropriate to the nature of the building.



The original exterior appearance of this Georgian house has been retained, looking almost unchanged from over a century ago, including the distinctive curved sash windows and wrought-iron railings.



The refurbished Edmonstone House has been transformed into unique statement homes. Designed for modern 21st Century living, these luxury properties feature open-plan spaces that make use of large windows and original high ceilings to add to the sense of space and light to bring this old building back to life.



SITEPLAN

Edmonstone House, Cheltenham.

Edmonstone House is conveniently located in the heart of Cheltenham with access off North Place. The private driveway leads to an automatic security barrier and a central courtyard in front of the building with secure allocated parking and EV charging points.

There are a total of nine totally unique properties at Edmonstone House set across three floors, ranging in size from 452 sq ft to 969 sq ft and comprising two 1-bedroom apartments, six 2-bedroom apartments and one 3-bedroom apartment.

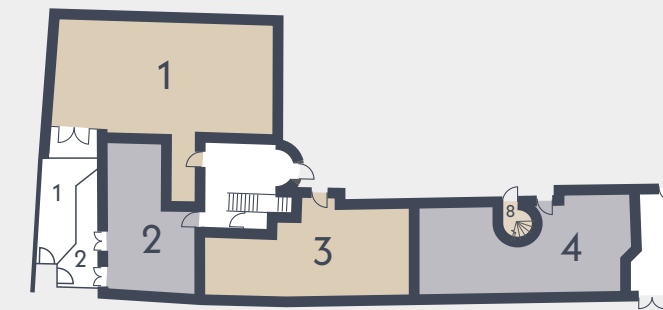
The diagram opposite shows the position of each apartment within the building.



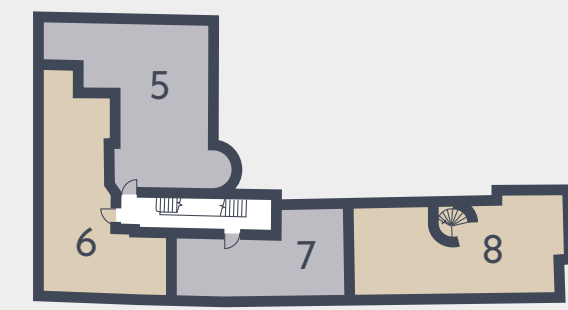
Please note: Site plan is intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail. Landscaping is indicative only.

▲ Electric car charging point

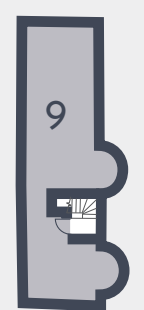
Edmonstone House - property overview



Ground floor



First floor



Second floor

GROUND FLOOR

1. The Battledown 3-bedroom 969 sq ft

A superb 3-bedroom garden apartment, with 1 en-suite and a family bathroom, plus large living area, open-plan kitchen dining with new skylights above and sliding doors opening out to a useful private outdoor covered space and courtyard plus separate rear access.

2. The Cleeve 1-bedroom 452 sq ft

A compact 1-bedroom living space with separate bathroom and a modern, open plan kitchen/dining/living room also benefitting from access to rear of the property via two sets of French doors plus a small private courtyard.

3. The Hatherley 2-bedroom 646 sq ft

An unusual mews style property with its own private entrance straight off the courtyard to a private hallway with separate w/c with built-in utility cupboard. As well as an open plan kitchen/dining/living room there is a main bedroom with separate bathroom plus another room that could either be used as a living room or a 2nd bedroom.

4. The Lansdown 2-bedroom 689 sq ft

A large mews style home with 2 bedrooms (1 with en-suite), separate bathroom plus a large dining/living room looking out to the front with kitchen behind. The property also benefits from its own private entrance.

FIRST FLOOR

5. The Montpellier 2-bedroom 786 sq ft

This 2-bed property has a fantastic outlook at the front of the building with the dining area enjoying the classic curved bay windows. Bedroom 1 has an en-suite but there is also a separate shower room with w/c. The impressive, light-filled living room has two full-height windows overlooking the courtyard.

6. The Oakley 2-bedroom 753 sq ft

This L-shaped property enjoys views from the side and rear of the building and features 2 double bedrooms (1 with en-suite) a separate bathroom plus a large open plan kitchen/dining/living room.

7. The Pittville 1-bedroom 506 sq ft

An unusual property with the bedroom on one level, featuring a curved wall once part of the original building, and then the bathroom and a large open plan kitchen/dining/living room up a few stairs on a slightly higher level with a window to the front.

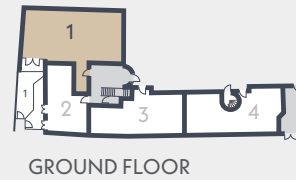
8. The Prestbury 2-bedroom 775 sq ft

Perhaps the most striking property, this stunning 2-bedroom home has a private entrance from the courtyard straight onto a spiral staircase taking you up to a light-filled landing. From here, there are 2 bedrooms (1 with en-suite), separate bathroom and a large open plan kitchen/dining/living room looking out to the front.

SECOND FLOOR

9. The Tivoli 2-bedroom 829 sq ft

This penthouse occupies the whole of the top floor at Edmonstone House. Both bedrooms (1 with en-suite) enjoy the unusual curved wall feature of the original property while at the end of the wide hallway you'll find the main living area and kitchen with stunning views across Cheltenham and to the hills beyond.



Please note: All room dimensions are shown as maximums, measured to structural walls, and overall apartments sizes are approximate only. Kitchen layouts shown here are indicative only. Floor plans shown are not to scale and dimensions should not be relied upon for flooring or furniture. Please consult the sales agent for more information.

The Battledown

PLOT 1 - GROUND FLOOR

3-bedroom garden apartment - **969 sq ft**

Kitchen / Dining
2.88m x 7.82m (9'5" x 25'8")

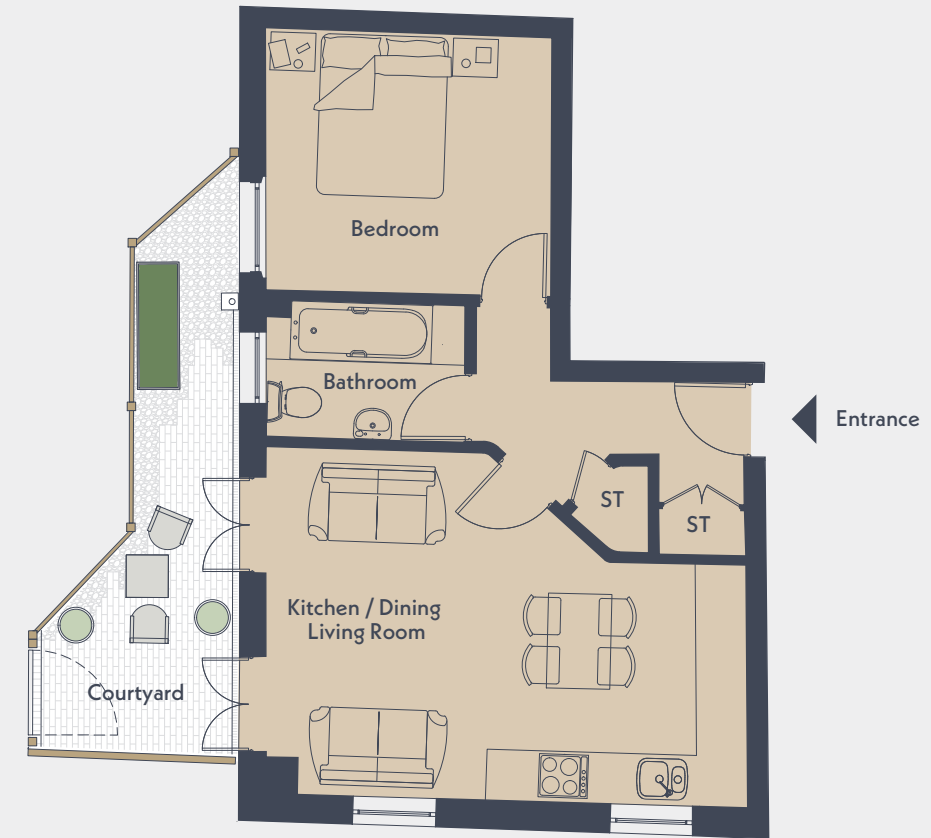
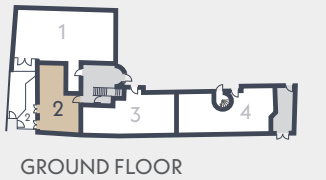
Living Room
4.42m x 4.18m (14'6" x 13'9")

Bedroom 1
4.69m x 2.84m (15'5" x 9'4")

Bedroom 2
4.07m x 4.15m (13'4" x 13'7")

Bedroom 3
4.07m x 2.60m (13'4" x 8'6")

Bathroom
2.10m x 1.75m (6'11" x 5'9")



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The Cleeve

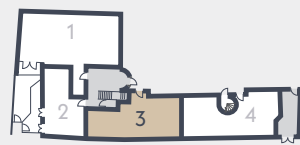
PLOT 2 - GROUND FLOOR

1-bedroom apartment - **452 sq ft**

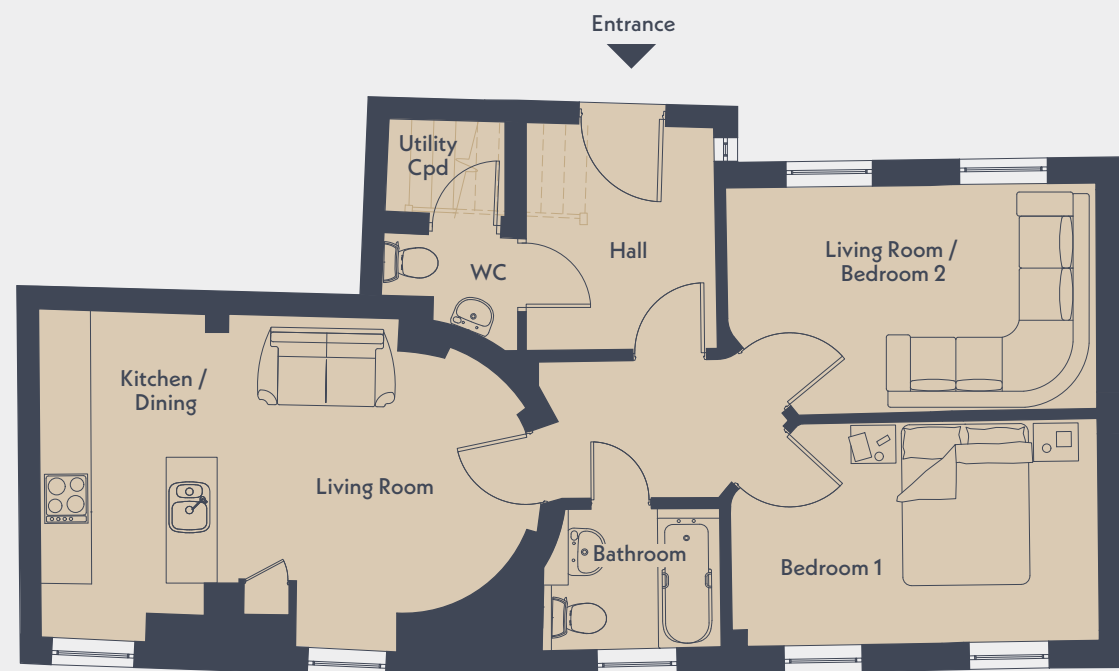
Kitchen / Dining / Living Room
4.10m x 5.55m (13'5" x 18'3")

Bedroom
3.44m x 3.08m (11'3" x 10'1")

Bathroom
2.25m x 1.60m (7'5" x 5'3")



GROUND FLOOR



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The Hatherley

PLOT 3 - GROUND FLOOR

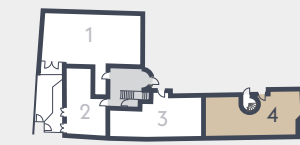
2-bedroom mews style apartment - **646 sq ft**

Kitchen / Dining / Living Room
5.64m x 3.92m (18'6" x 12'10")

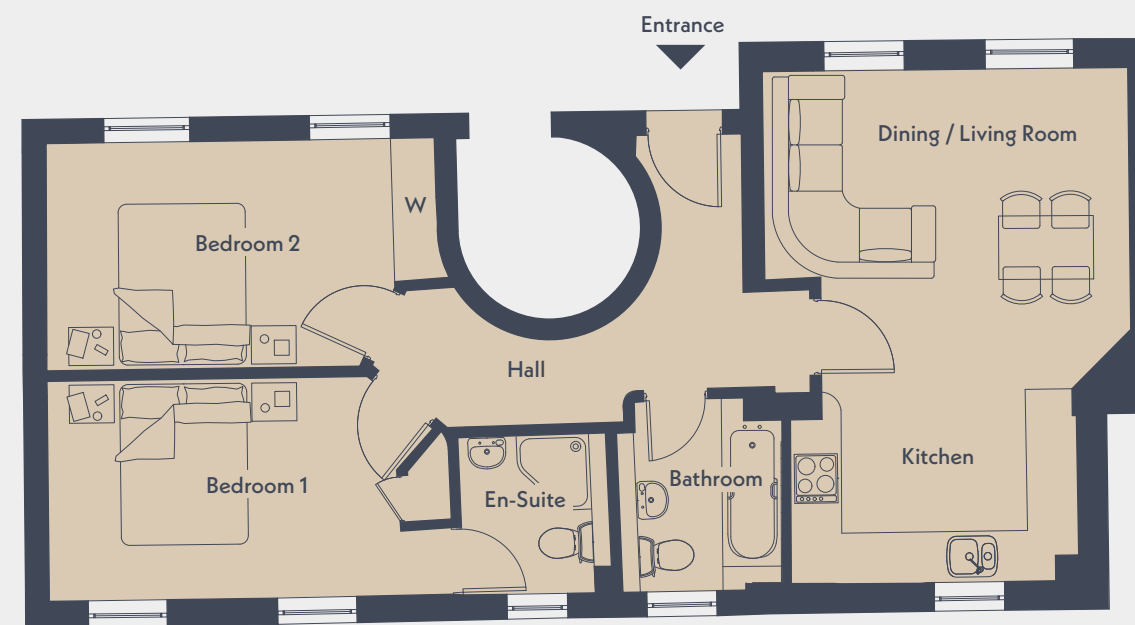
Bedroom 1
4.37m x 2.70m (14'4" x 8'10")

Living Room / Bedroom 2
4.37m x 2.62m (14'4" x 8'7")

Bathroom
1.74m x 2.09m (5'9" x 6'10")



GROUND FLOOR



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The Lansdown

PLOT 4 - GROUND FLOOR

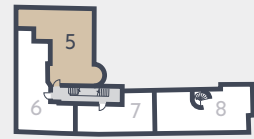
2-bedroom mews style apartment - **689 sq ft**

Kitchen / Dining / Living Room
4.32m x 6.06m (14'2" x 19'11")

Bedroom 1
4.65m x 2.60m (15'3" x 8'6")

Bedroom 2
4.55m x 2.70m (14'11" x 8'10")

Bathroom
2.24m x 2.10m (7'4" x 6'11")



FIRST FLOOR



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Entrance

The Montpellier

PLOT 5 - FIRST FLOOR

2-bedroom apartment - **786 sq ft**

Kitchen / Dining
5.60m x 2.75m (18'4" x 9'0")

Living Room
4.20m x 4.20m (13'9" x 13'9")

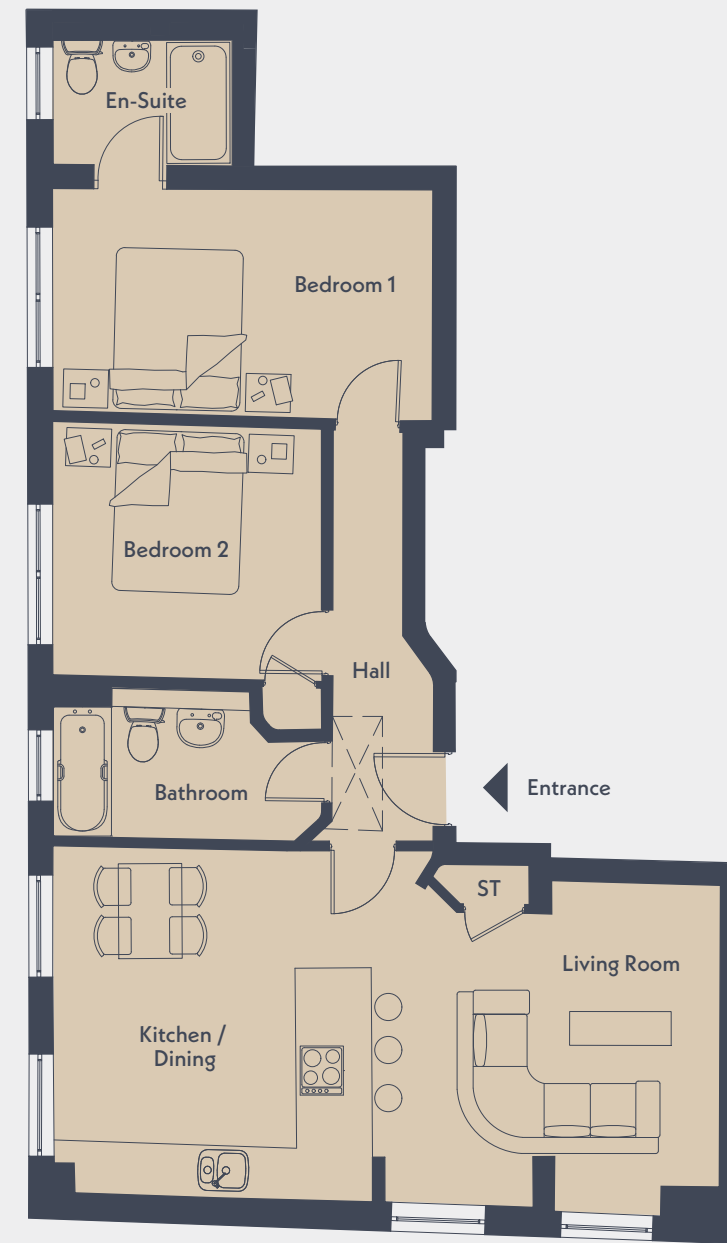
Bedroom 1
3.58m x 2.84m (11'9" x 9'4")

Bedroom 2
4.20m x 2.62m (13'9" x 8'7")

Shower Room
2.24m x 1.33m (7'4" x 4'4")



FIRST FLOOR



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Entrance

The Oakley

PLOT 6 - FIRST FLOOR

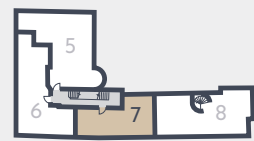
2-bedroom apartment - **753 sq ft**

Kitchen / Dining / Living Room
7.75m x 4.07m (25'5" x 13'4")

Bedroom 1
4.36m x 2.71m (14'4" x 8'11")

Bedroom 2
2.99m x 3.17m (9'10" x 10'5")

Bathroom
3.06m x 1.52m (10'0" x 5'0")



FIRST FLOOR



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The Pittville

PLOT 7 - FIRST FLOOR

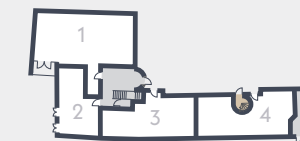
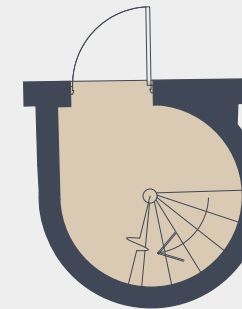
1-bedroom apartment - **506 sq ft**

Kitchen / Dining / Living Room
4.24m x 5.42m (13'11" x 17'9")

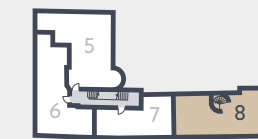
Bedroom
3.64m x 3.80m (11'11" x 12'6")

Bathroom
1.62m x 2.49m (5'4" x 8'2")

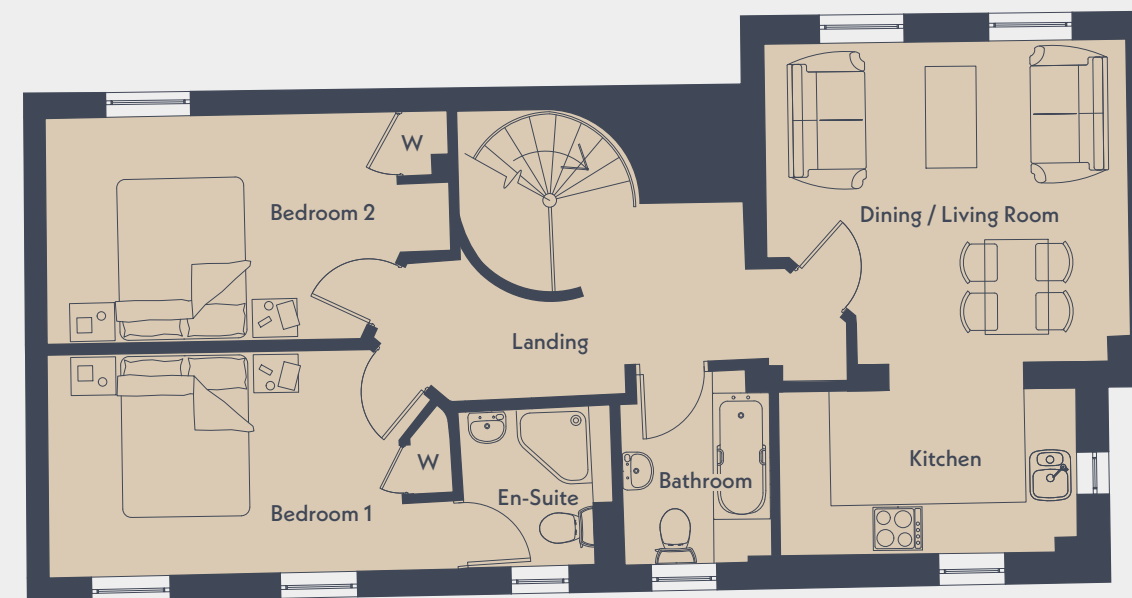
Ground Floor
Entrance



GROUND FLOOR



FIRST FLOOR



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The Prestbury

PLOT 8 - FIRST FLOOR

2-bedroom apartment - **775 sq ft**

Kitchen / Dining / Living Room
4.30m x 6.06m (14'1" x 19'11")

Bedroom 1
4.64m x 2.60m (15'3" x 8'6")

Bedroom 2
4.64m x 2.65m (15'3" x 8'8")

Bathroom
2.00m x 1.65m (6'7" x 5'5")



SUPERB SPECIFICATION

All apartments at Edmonstone House benefit from the highest modern specification with contemporary interiors specified by our interior design team to complement historic features retained within the building.

Kitchens

- Fully fitted custom designed kitchens
- Loam/clay-coloured units with washed oak finish
- Stainless steel kitchen sink
- Chrome taps and fittings
- A-rated integrated Bosch appliances:
 - Stainless steel single multi-function oven
 - Ceramic induction hob
 - Stainless steel cooker hood
 - Stainless steel microwave
 - Dishwasher
 - Washer/dryer
 - Fridge/freezer
- Under-unit feature lighting

General

- New Glow-worm boiler in each apartment for hot water and heating
- Thermostatically controlled radiator valves
- Double glazed windows with 10-year warranty
- Low-energy lighting with LED technology
- Built-in wardrobes with shelving and chrome hanging rails
- Walls painted in matt emulsion and woodwork matt eggshell from heritage colour range
- Smoke detectors throughout
- Data points to hallways
- TV points to kitchen/living areas and all bedrooms
- Video entrance system
- Karndean designer flooring to kitchen/living areas
- Pimlico wool rich loop pile carpet to all bedrooms

Exterior

- Security barrier
- Allocated parking spaces
- Electric car-charging points
- Fully landscaped gardens to front
- Fully covered cycle storage
- Allocated bin storage area



En-suite, Bath, Shower & Cloakrooms

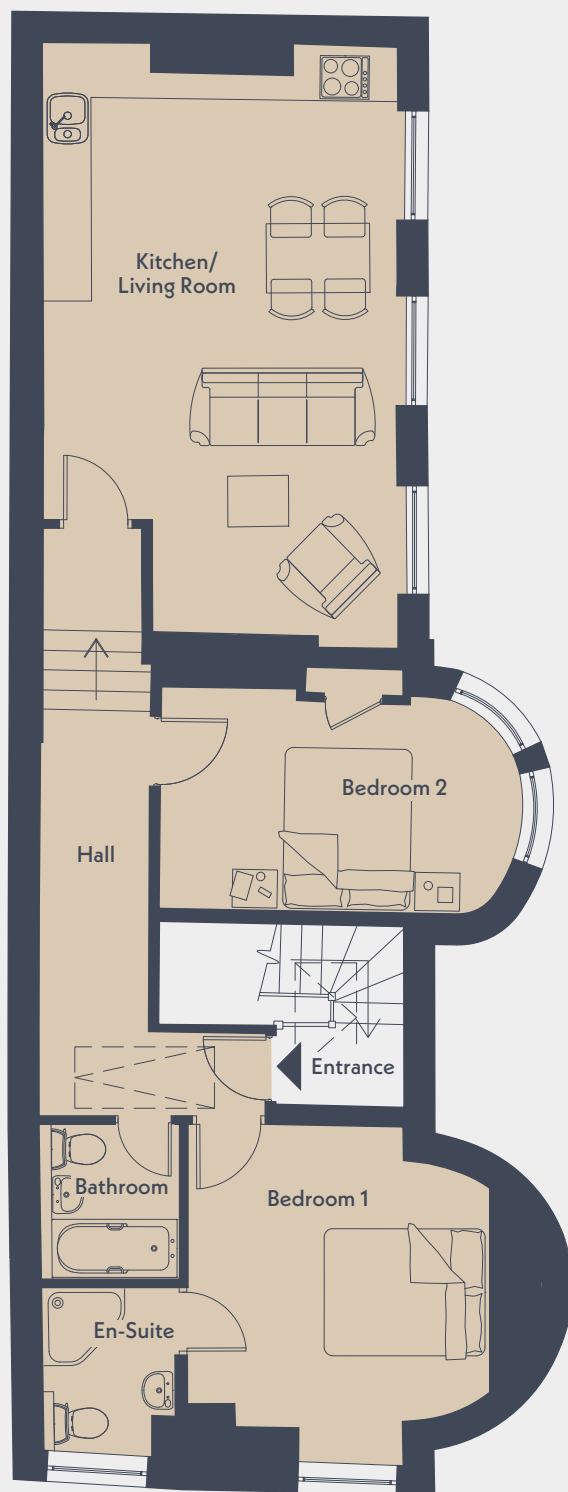
- LAUFEN sanitaryware
- Chrome taps and fittings
- Full height tiling to bath/shower areas
- Feature mirrors and full wall-width mirrors
- Chrome towel rails



Please note: Specification details listed are indicative only. We reserve the right to alter the specification at any time and some items may need to be substituted with a comparable quality replacement should availability be an issue at time of installation. Interior images shown are indicative only and actual product/colour may vary.



SECOND FLOOR



The Tivoli

PLOT 9 - SECOND FLOOR

2-bedroom penthouse
829 sq ft

Kitchen / Living Room
6.74m x 4.17m (22'1" x 13'8")

Bedroom 1
3.45m x 4.38m (11'4" x 14'4")

Bedroom 2
4.23m x 2.75m (13'11" x 9'0")

Bathroom
1.76m x 1.59m (5'9" x 5'3")

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ABOUT US

The evolution of our developments

Evolution Evolving is a local developer with a wide range of construction experience in both new-build and refurbishment projects across multiple different sectors including office, retail, industrial, hotels, telecoms, agricultural and residential.

Our portfolio of work also has a wide geographical spread, from Gloucestershire and the Cotswolds through to London and even New Zealand. Previous refurbishment projects have included a £1m refurbishment at a London hotel, an apartment block in Tetbury, house refurbishments in Auckland, New Zealand plus smaller residential/retail fit outs in London and Cheltenham.

Evolution Evolving formed a strategic alliance with Brickhouse REDCO, an international real estate development company to develop Edmonstone House.



Selling Agent:



Move Estate Agents & Lettings (Cheltenham Office)

1 Clarence Parade, Cheltenham, Gloucestershire, GL50 3NY

t: 01242 257 333 e: enquiries@move.uk.net w: www.move.uk.net

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