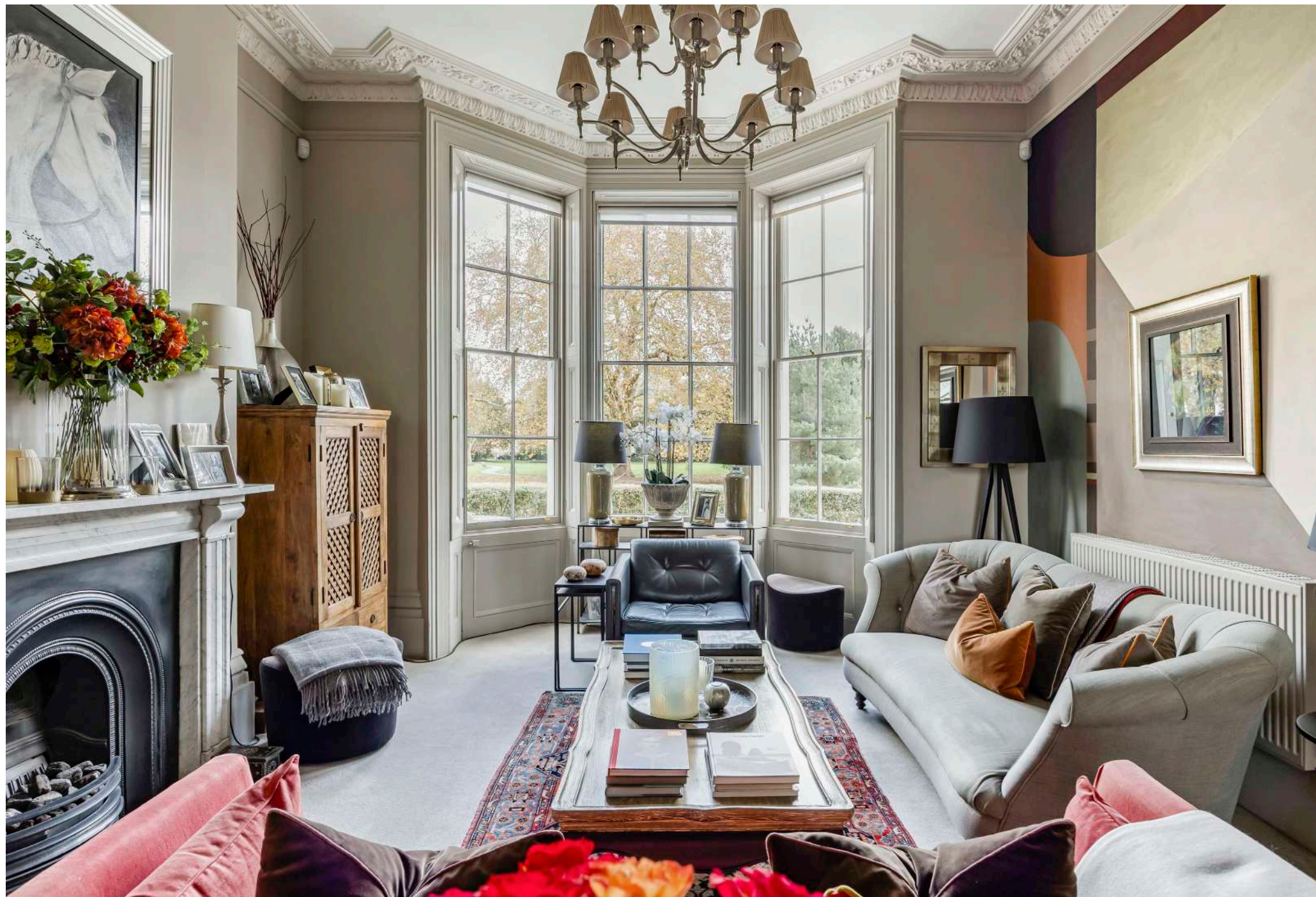




22 CLARENCE SQUARE

Cheltenham GL50 4JP



A DELIGHTFUL GRADE II LISTED TOWN HOUSE

Situated in one of Cheltenham's finest town squares and offering flexible accommodation arranged over four floors dating from the mid 1800's

			EPC
4-5	2-3	2-3	D
	Grade II listed		

Local Authority: Cheltenham Borough Council

Council Tax band: F

Tenure: Freehold

Guide price: £1,475,000



LIVING/DINING

22 Clarence Square offers elegant Regency architecture styled for contemporary living with a calm, refined comfortable home. Occupying a prime position this home has stunning proportions with arguably one of the best views overlooking one of Cheltenham's most distinguished squares, enjoying attractive leafy views framed by wrought-iron railings and mature hedging. A short flight of steps leads to a stained-glass front door and a welcoming entrance hall enhanced by rich Broadleaf oak wooden flooring. The main reception rooms are designed for entertaining. The drawing room features high ceilings, a magnificent bay window with working shutters, original cornicing, high skirting boards and a marble fireplace. Double bi-folding doors open into the dining room mirroring the same period detail. A cleverly designed serving hatch offers a sociable and discreet link to the kitchen ensuring entertaining is both fun, seamless and practical.



KITCHEN

The kitchen is practical and well appointed, with exposed brickwork, Caesarstone quartz worktops and premium appliances including a bespoke stainless-steel range with Neff units, a six burner gas hob, an integrated dishwasher and a freestanding AEG fridge and freezer. Double doors open to a west-facing garden room, leading down to a private walled courtyard planted with mature shrubs, camellias and climbing wisteria. Double gates to Wellesley Road offer convenient access.

ANNEXE

The lower ground floor includes a utility room, pantry cupboard, wine store and cloakroom. It also connects to a self-contained annexe with its own entrance from Clarence Square, suitable for guests, multi-generational living or a dedicated workspace.



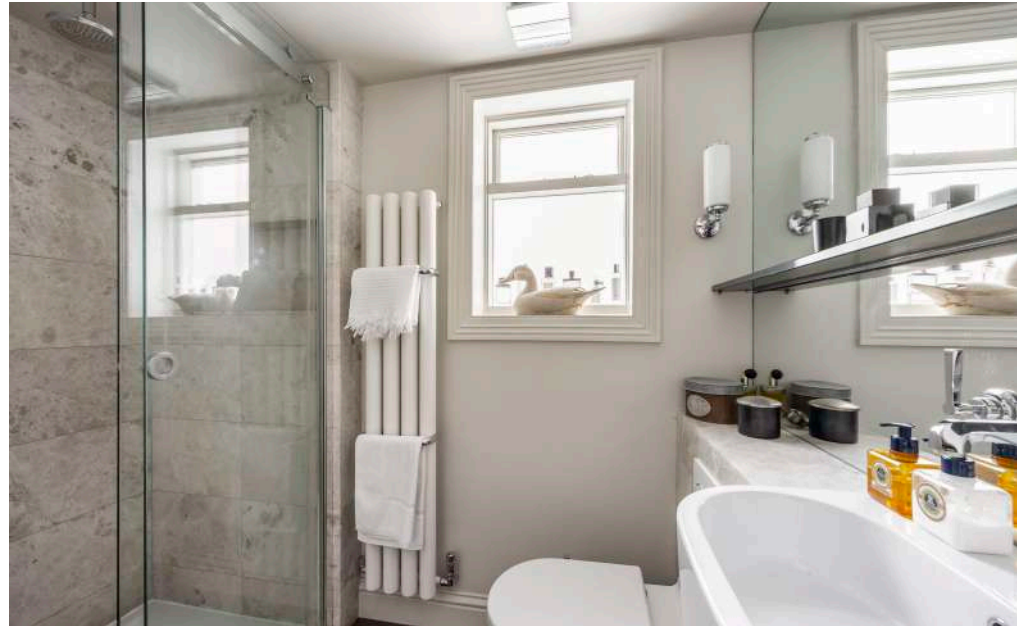


BEDROOMS

The mezzanine level hosts two well-specified bathrooms with Lefroy Brooks fittings, Silestone surrounds and vintage-style radiators, together with a heated linen cupboard.

The principal bedroom occupies the first floor and features a triple bay window with far-reaching easterly views, high ceilings, detailed mouldings, a period fireplace and a full wall of fitted wardrobes. A further bedroom on this floor overlooks the garden.



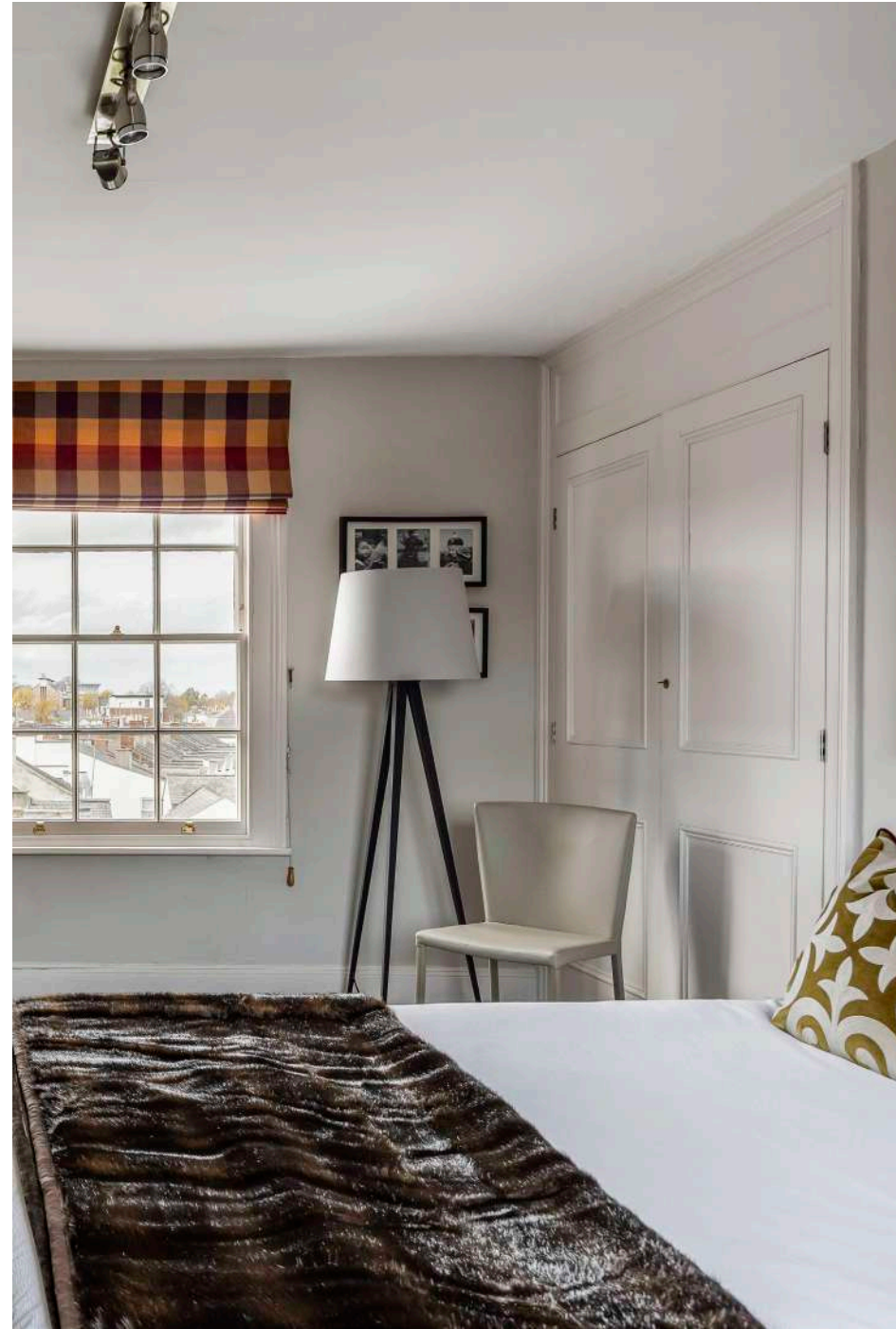


BEDROOMS

The second floor provides a generous third bedroom with a built-in cupboard. A fourth bedroom with dual-aspect windows captures views of the square, the surrounding rooftops looking towards the Malvern Hills.

LOCATION

Pittville Park is only a short walk away, offering a boating lake, the historic Pump Rooms and several cafés. The area is well served by local amenities, including independent coffee shops, convenience stores and John Lewis, with Montpellier and the Promenade close by for wider shopping and dining options. Cheltenham's reputation as a cultural centre is well established, with a year-round programme of festivals and several leading schools nearby.





Approximate Gross Internal Area = 310.6 sq m / 3343 sq ft

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.

Nick Chivers
01242 246959
nick.chivers@knightfrank.com
Knight Frank Cheltenham
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 October 2025. Photographs and videos dated October 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.