



The Gate House, Humphris Place, Cheltenham Gloucestershire GL53 7FB

Beautifully presented 3-bedroom curtilage listed detached gatehouse in the prestigious Thirlestaine Park development, combining period character with contemporary living. Formerly the original manor gatehouse, offering a private walled garden, and secure parking in one of Cheltenham's most sought-after residential locations.





Situated at the entrance to the exclusive Thirlestaine Park development, this three-bedroom curtilage listed detached gatehouse has been refurbished to a high standard, creating a distinctive home that successfully blends historic charm with modern convenience.

The property was comprehensively renovated as part of the prestigious Berkeley Homes redevelopment and now offers well-presented accommodation arranged over two floors. The welcoming entrance hall features a staircase rising to the first floor and a convenient cloakroom. To one side is an elegant dual-aspect sitting room with a feature period fireplace, while the dual-aspect dining room on the opposite side provides an excellent space for entertaining and enjoys direct access to the kitchen.

The well-appointed kitchen is fitted with an extensive range of contemporary wall and base units, quartz work surfaces, and integrated appliances. A separate utility room offers additional practicality and direct access to the garden.

The first floor is accessed via a returning split-level staircase leading to a spacious landing flooded with natural light from a large feature window. There are three well-proportioned bedrooms, including two attractive dual-aspect bedrooms to the front elevation, together with a stylish modern family bathroom.

Externally, the property benefits from a private walled garden to the side and rear, designed for low-maintenance enjoyment and offering a secluded outdoor space for relaxing or entertaining. The property also enjoys the benefit of two allocated parking spaces within the secure gated development.

Combining light-filled interiors, quality finishes, and an unrivalled setting, this unique detached home represents a rare opportunity to purchase a landmark property in one of Cheltenham's premier locations.









General

Tenure: Freehold

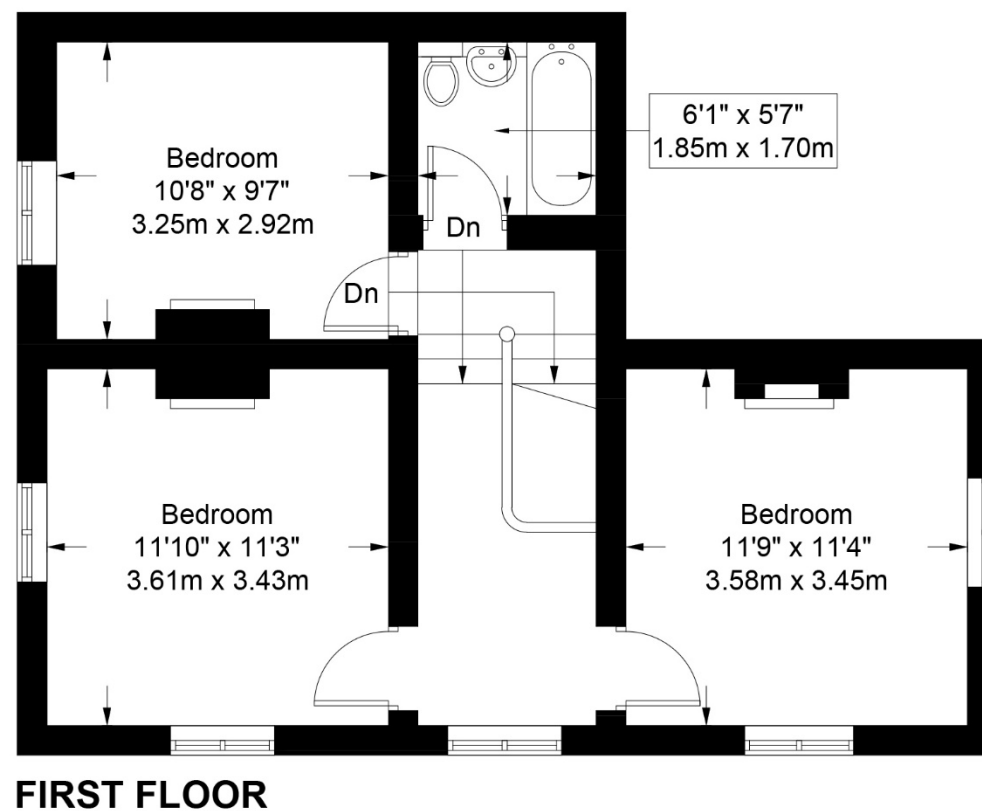
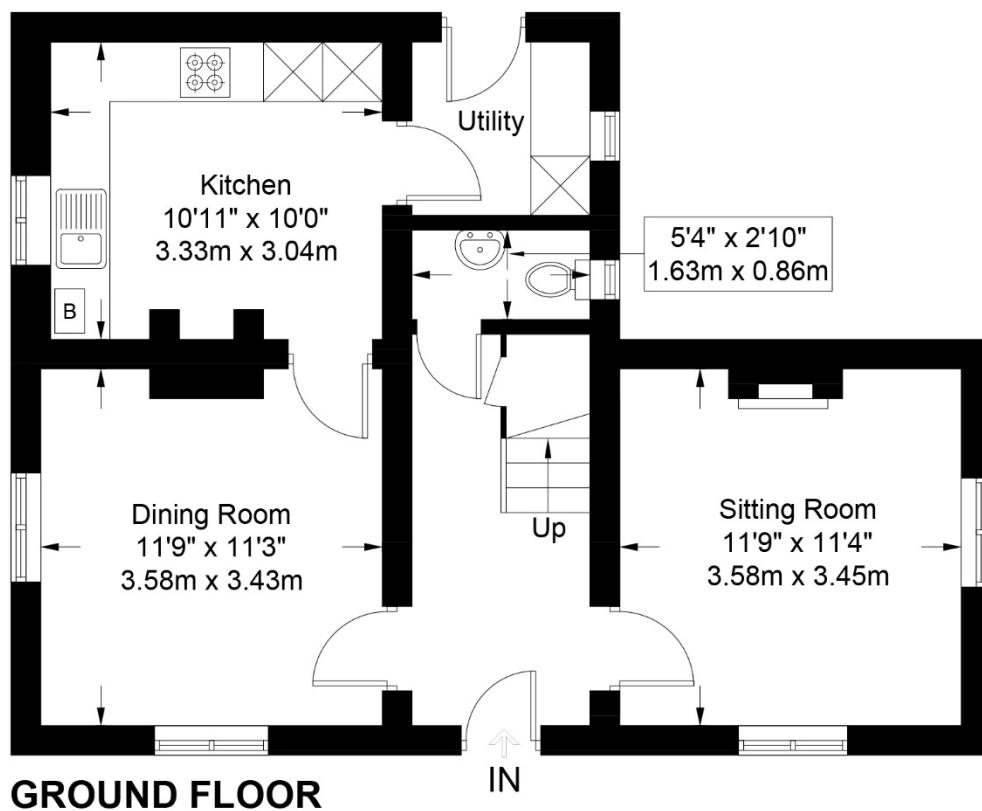
Local Authority: Cheltenham Borough Council

Council Tax: Band E

EPC: D

PLEASE NOTE:

There is an annual charge in the region of £1,072.50 for the up keep of communal grounds and facilities. The property is curtilage listed.



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 Approximate Gross Internal Area 1111 sq ft / 103.2 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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