



Longford House
123 The Park | Cheltenham | Gloucestershire | GL50 2RG

 FINE & COUNTRY

STEP INSIDE

Longford House

An exceptional Grade II Listed detached villa of almost 6,000 sq. ft, offering a rare opportunity to restore one of The Park's impressive period residences into a magnificent private home, or retain its existing arrangement as four self-contained apartments.

Accommodation Summary

Standing proudly within one of Cheltenham's most established and sought-after residential settings, Longford House is an imposing Grade II Listed villa dating from 1833.

Originally conceived as a single private residence, this handsome period property is currently arranged as four self-contained apartments across four floors. It now presents an exciting and increasingly rare opportunity to retain the existing configuration, or undertake a sympathetic programme of refurbishment and reunite the building to create an exceptional family home, subject to all necessary consents.

Extending to approximately 5,894 sq. ft, with a detached garage providing a further 159 sq. ft, the scale of the house is immediately impressive. Set within approximately 0.334 acres, it is approached via a carriage driveway and sits comfortably within its established garden setting.

For a purchaser with imagination, Longford House offers something particularly special; the chance to take a substantial historic building and shape its next chapter.







KEY FEATURES

- Magnificent Grade II Listed detached villa dating from 1833
- Prestigious position within The Park, Cheltenham
- Approximately 5,894 sq. ft of accommodation
- Circa 0.334 acres
- Currently arranged as four self-contained apartment with potential to restore to one exceptional private residence, subject to necessary consents
- Wealth of original architectural features
- Generous ceiling heights and room proportions
- Carriage driveway providing off-road parking
- Detached garage of approximately 159 sq. ft and established gardens
- A rare refurbishment and investment opportunity in one of Cheltenham's most desirable residential areas







The House

The architecture and proportions provide an immediate reminder of the property's origins as a grand private home.

Across its four floors are beautifully proportioned rooms with high ceilings and generous windows, together with a wealth of surviving period detail. Elegant sash windows, original fireplaces and the handsome staircase remain, while the distinctive curved first-floor bay is one of the defining architectural features of the house. While the property now requires refurbishment, this is very much part of its appeal. Rather than inheriting somebody else's interpretation, the incoming owner has the opportunity to create a home tailored entirely to their own requirements while preserving the character and architectural integrity of this important period building. Reinstated as one residence, the scale of the accommodation could lend itself beautifully to elegant reception rooms, a substantial family kitchen, principal bedroom suite, guest accommodation, home office and further bedrooms across the upper floors, subject of course to Listed Building Consent and any other necessary permissions.

Alternatively, its current arrangement as four individual apartments provides a completely different proposition, whether retained as an investment or refurbished and enhanced individually.

A House of Two Possibilities

What makes Longford House particularly interesting is that it doesn't dictate how its next owner should live.



For some, the attraction will undoubtedly be the prospect of returning the villa to its original purpose and creating a remarkable private residence in the heart of Cheltenham.

For others, the existing four-apartment arrangement will be equally compelling, offering substantial accommodation within an impressive Grade II Listed building in a location where demand for quality homes remains strong.

It is this flexibility, combined with the building's scale, architecture and setting, that makes Longford House such an unusual proposition.





STEP OUTSIDE

Longford House

Longford House occupies a generous plot of approximately 0.334 acres, providing an attractive sense of space and privacy that is particularly valuable in such a central Cheltenham location.

Established planting surrounds the house, while areas of lawn and mature greenery provide a wonderfully leafy backdrop to the classical architecture.

A carriage driveway creates an appropriately impressive approach and provides practical off-road parking, complemented by a detached garage.

There is considerable scope for the outside space to be further landscaped and enhanced alongside the refurbishment of the house, creating gardens befitting a residence of this stature.



LOCATION

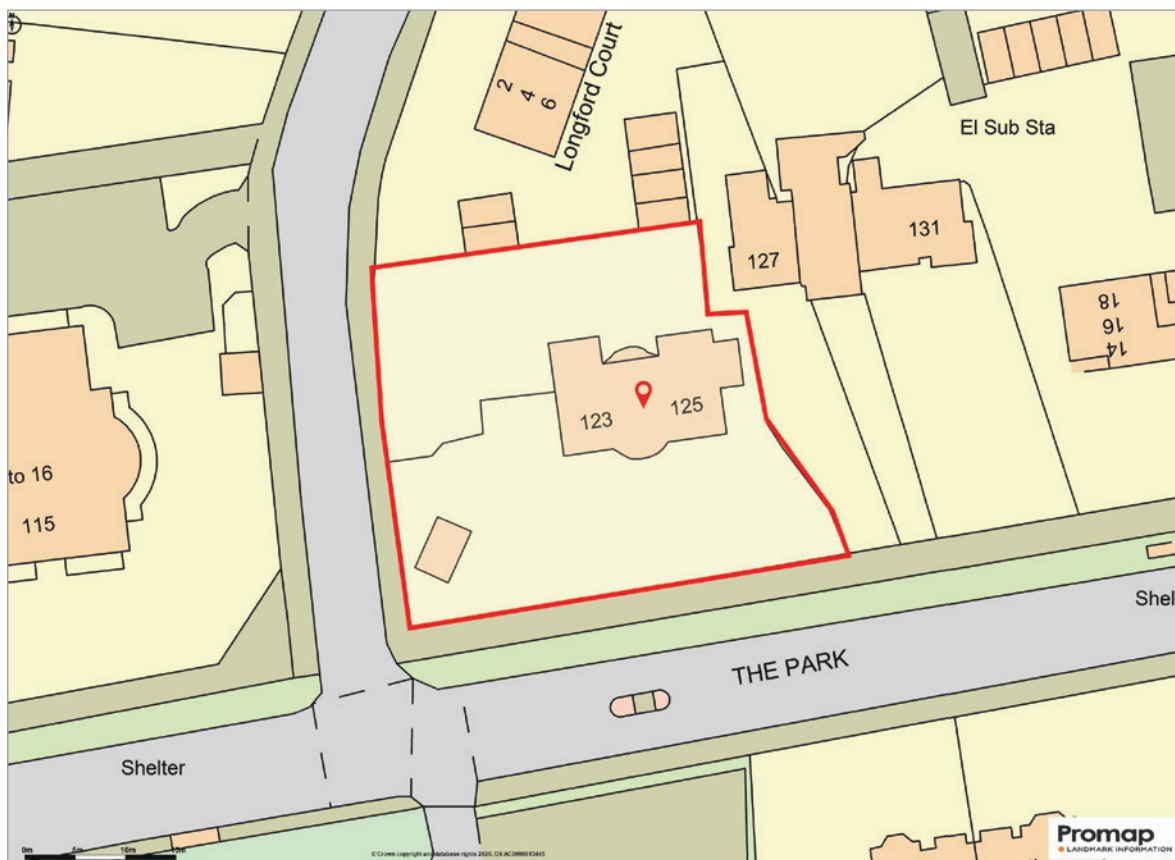
The Park has long been regarded as one of Cheltenham's most desirable residential addresses, characterised by impressive period architecture, mature landscaping and its proximity to some of the town's most fashionable areas.

From Longford House, Montpellier and The Suffolks are readily accessible, placing an excellent selection of independent boutiques, restaurants, cafés and bars close at hand. Bath Road and Cheltenham town centre provide further everyday amenities.

For families, the location is particularly convenient for Cheltenham's renowned independent schools. Cheltenham College, Cheltenham Ladies' College and Dean Close School are all within walking distance.

Cheltenham itself offers an enviable combination of Regency architecture, cultural life and access to the countryside, with the Cotswolds readily accessible beyond the town.





Services, Utilities & Property Information

Tenure: Freehold

Council Tax Bands C, B, B & A – Cheltenham Borough Council

Property Construction: Standard – brick & tile

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Mains gas

Broadband: FTTP Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage: 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking: Single detached garage and driveway parking for 4+ cars

Total Internal Floor Area: 5,894 sq. ft (6,053 sq. ft including the garage)

Notes: An application has been submitted to HM Land Registry to merge the four current freehold titles into one.

The property is situated in Central Cheltenham Conservation Area and is Grade II Listed.

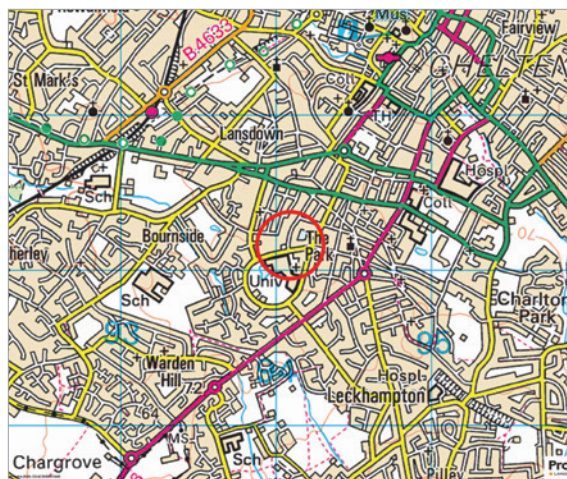
There are trees on the property that are subject to a Tree Preservation Order.

Viewing Arrangements

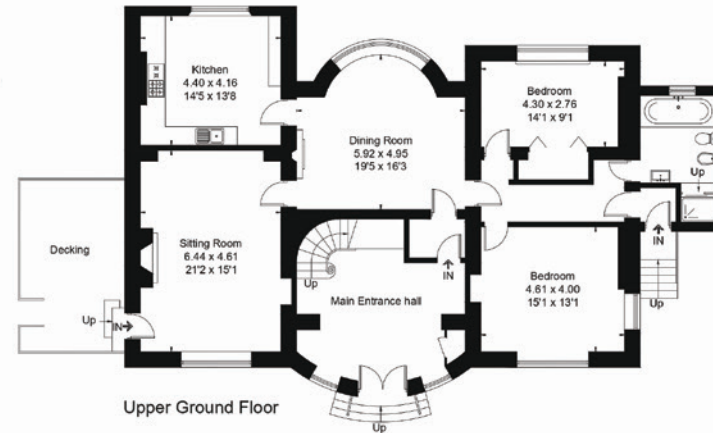
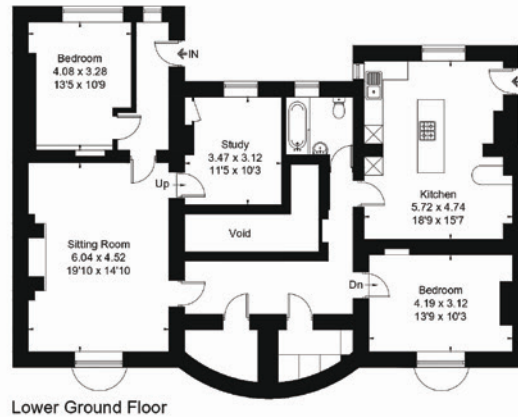
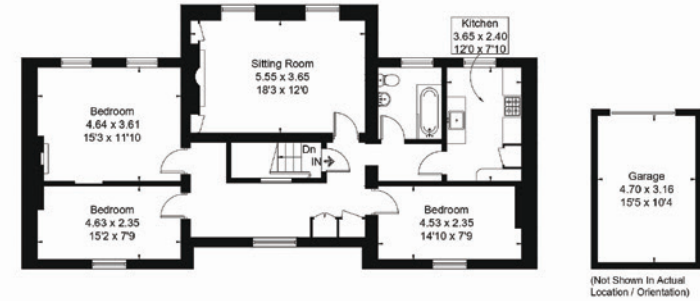
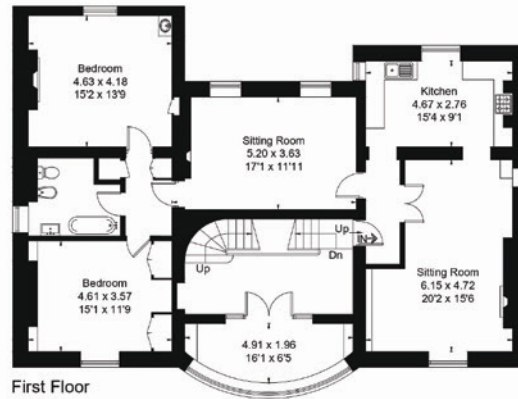
Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648 748 or 01242 650 974 – kathryn.anderson@fineandcountry.com.

Website

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



Approximate Floor Area = 547.6 sq m / 5894 sq ft (Excluding Void)
 Garage = 14.8 sq m / 159 sq ft
 Total = 562.4 sq m / 6053 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110899

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 and 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 own 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. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 09.10.2026

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