



25 ST GEORGES ROAD
CHELTENHAM | GLOUCESTERSHIRE



LOCATION IS EVERYTHING

There are addresses in Cheltenham... and then there is St George's Road.

This terrace is a striking stretch of classical architecture, defined by symmetry, scale and unmistakable Regency elegance. Number 25 sits proudly within it — a beautifully restored Grade II-listed Georgian residence, dating back to circa 1840, where heritage has been meticulously reimagined for modern living.

Behind its grand façade lies a home that feels both timeless and entirely current — refined, considered, and quietly impressive.





THE WELCOME DRAWS YOU IN

On stepping inside the tone is set immediately.

A beautifully-proportioned entrance hall unfolds beneath intricate cornicing, where natural light pours through the original south-facing glazed door and fanlight. The staircase rises to the first floor with quiet confidence — a nod to the home's Georgian pedigree — while underfoot, rich engineered-oak timber herring bone-patterned flooring adds warmth and continuity.

There is a calmness here, a sense of space and balance that only period architecture delivers.

LIVE & ENTERTAIN IN STYLE...

This is a home designed for both everyday living and elegant entertaining.

At its heart, running from the front to the rear of the house, with double-aspect windows, is the kitchen. This beautiful space comprises bespoke, hand-crafted cabinetry — classic in design yet contemporary in execution. A central island anchors the room. For those who love to cook there is a top-flight range by Smeg with double ovens and induction hob above. To the side of this work area is an additional fitted oven by Neff. The marble worktops, soft-toned cabinetry and considered detailing create a space that feels luxurious and becomes a natural gathering point, whether for relaxing, conversation over morning coffee, or an after-work G & T.

To the front, the flow of the kitchen opens into the south-facing beautifully light-filled reception space with fireplace. Here south facing floor-to-ceiling sash windows frame views across St George's Road and draw in the light and rhythm of Cheltenham life beyond. High ceilings, ornate cornicing and generous proportions elevate every moment. The underfloor heating adds an additional layer of comfort.

It's a space that adapts effortlessly — from relaxed mornings to lively evenings with friends.





UPSTAIRS FOR THE DRAWING ROOM, BEDROOMS AND BATHROOMS

Upstairs, the sense of calm continues.

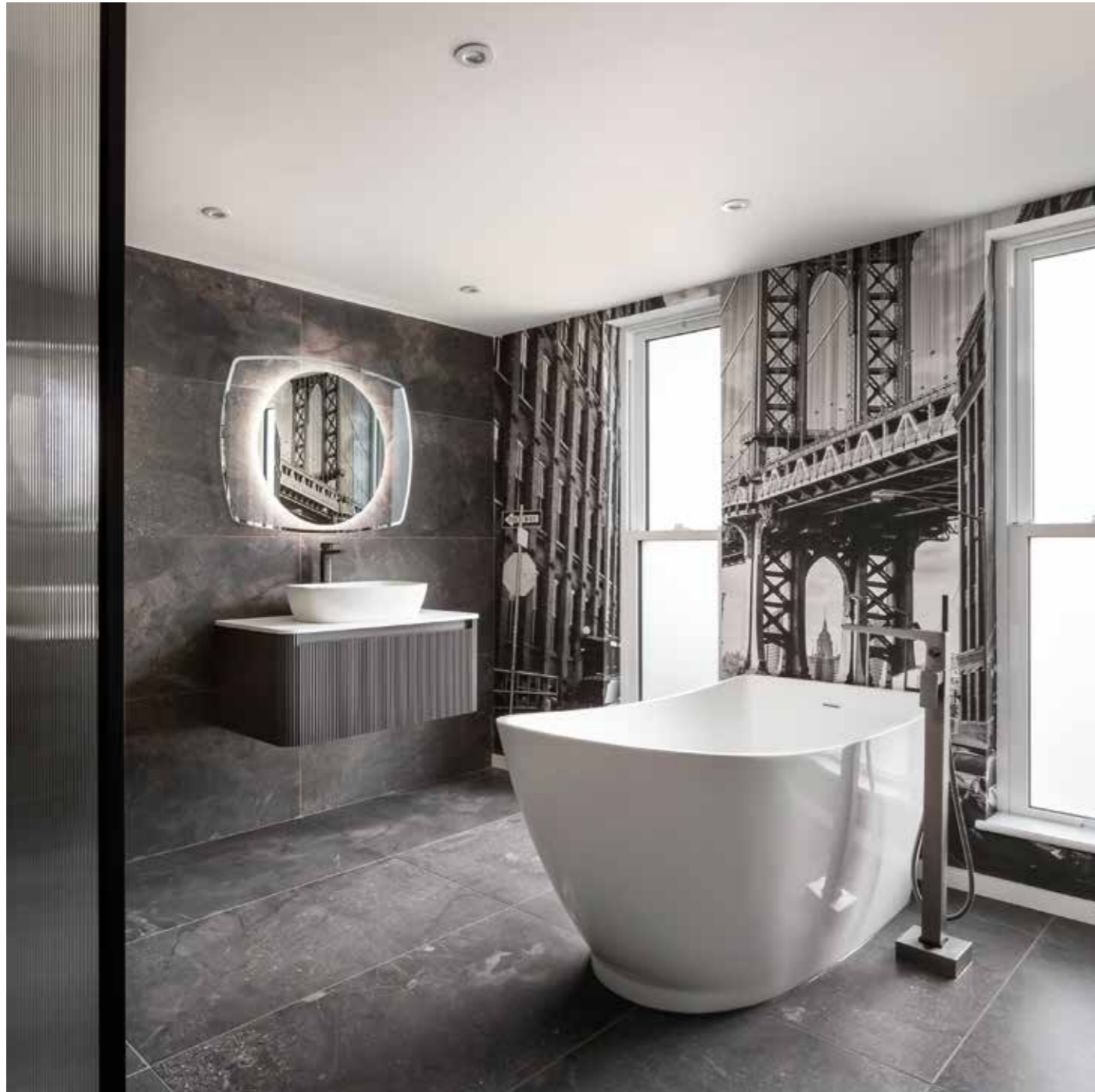
Importantly, like many Georgian townhouses, there is an elegant light-filled first-floor drawing room, a wonderful place to relax or enjoy the elevated view out onto St George's Road.

Also on this floor is the main bedroom suite, generous, elegant and beautifully balanced, with its ensuite bathroom. It is particularly impressive — a refined retreat with the proportions and detailing expected of a house of this stature.

From this level stairs rise, with a bathroom on the half landing, to the second floor where there are two further good-sized bedrooms. As with the rest of the home these have been thoughtfully reimaged. Contemporary in finish yet sympathetic in tone, they combine clean lines with high-end materials to create spaces that feel both indulgent and functional.

The bathrooms have underfloor heating adding to the sense of comfort.



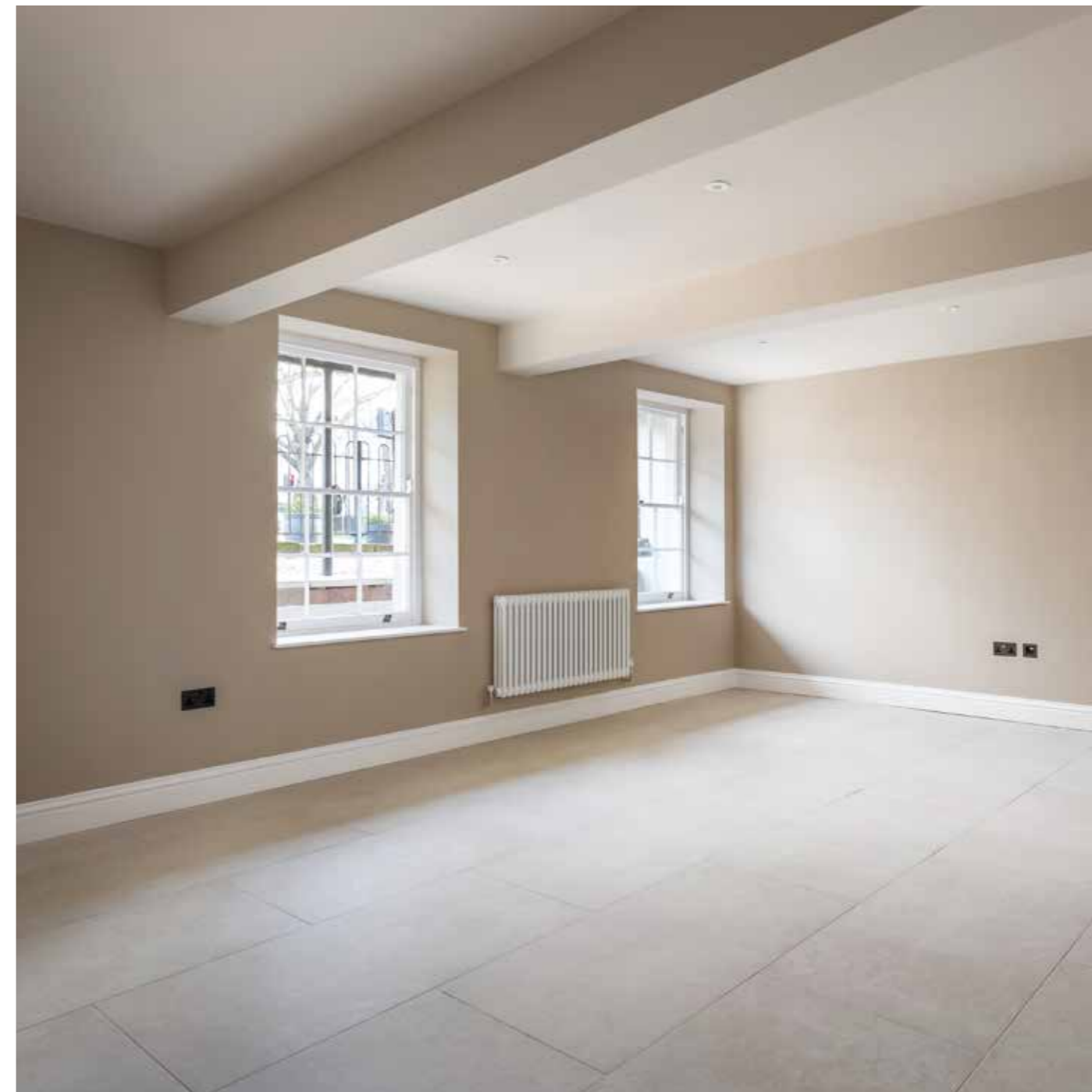




PRACTICALITY ON THE LOWER GROUND FLOOR

Often overlooked in period homes — but not here.

The lower ground floor has been fully tanked, insulated and equipped, transforming it into highly usable, versatile space. There is a utility room, out of the way of the reception spaces and a downstairs WC. There is an additional room at this level that could serve as a bedroom, study for working from home or as a snug/cinema room. This space adds a valuable and flexible dimension to the house.



LOCATION, LOCATION, LOCATION

Positioned within one of Cheltenham's most iconic terraces, the setting is as compelling as the home itself.

From the elegant wrought-iron balconies to the rhythm of classical columns, the architecture tells its own story. And yet, just moments from the front door, the town unfolds — The Promenade, Montpellier, parks, boutiques, restaurants and cafés all within easy reach.

Private parking for up to four cars is a rare and highly valuable feature for such a central location — combining convenience with prestige.



FINISH IS ALL

This is not a cosmetic update — Number 25 has undergone a comprehensive, considered renovation to the highest standard.

Every element has been addressed. From fully renewed slate roofing and upgraded insulation, to entirely new plumbing, electrics and heating systems, the work completed here goes far deeper than the surface.

Original Georgian features and mouldings have been carefully restored or reinstated, ensuring the integrity of the home remains intact while delivering the performance and comfort expected of modern living.

The result is a turnkey, low-maintenance home that feels effortless to live in — because everything has already been done.

In Summary

25 St George's Road presents a rare opportunity to acquire nothing less than a turnkey landmark Cheltenham home in the centre of town, where classical architecture now meets contemporary refinement.

Elegant, substantial, and with an exceptionally well executed renovation — this is a home that understands both its past and its future.



WHERE TO GO WHEN YOU NEED:



Your morning coffee: The Promenade and Montpellier are just moments away, offering some of Cheltenham's best independent cafés and bakeries.



Weekly Shop: The Cheltenham Waitrose is very centrally located less than a mile away on Honeybourne Way and is open seven days a week. Also, within a short drive, are Tesco, Sainsburys and M&S.



Dinner and Drinks: Cheltenham offers a wide range of international cuisine. Restaurants within walking distance include The Ivy, Brasserie Blanc, Gallimores Kitchen, the Giggling Squid and the Chelsea Brasserie to name a few. For pubs The Beehive is a gastropub rated as one of the top six real-ale pubs in Cheltenham. It is a well-known watering hole and great for watching 6 Nations rugby on a Saturday afternoon.



Walks: For walks there are many parks. Montpellier Gardens is a short walk away. Nearby are Sandford Park and Naunton Park. Within a short drive there is the whole of the Cotswolds to explore with glorious walks around Cleve Hill, Winchcombe and Broadway. Pick up part of the 102-mile Cotswold Way for an extended hike. Other well documented trails are the Wyche Way and the Winchcombe Way. Whether you are looking for a short stroll or a long hike there is something for everyone within a short distance of Cheltenham.



Travel: St George's Road has excellent access to major road networks, the M5 for the north and south and the A40 for Oxford and London. For railway travel nearby Cheltenham Spa station provides direct links to London, Bristol, Birmingham and beyond.



Gym/Fitness: No need to get in the car and struggle to park to go to the gym. Gyms within walking distance include: CLC Fitness, Gym 66, 117 Personal Training, CrossFit Cheltenham and JD Gyms. Also, there are personal trainers in the locality. For swimmers the Sandford Parks Lido, with a 50m heated pool, is nearby.



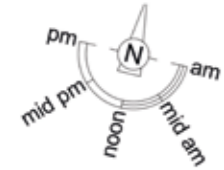
Golf: For golfers there are many outstanding courses nearby. Cleve Hill to the North, and Cotswold Hills and Lilley Brook are nearby. Painswick Golf Club is a short drive to the south. As well as being challenging for keen golfers they are set in the most stunning surroundings – the backdrop of the Cotswolds Area of Outstanding Natural Beauty.



Schools: Cheltenham Schools include: Catholic School of St Gregory the Great (Ofsted-rated Outstanding), Belmont School (Ofsted-rated Outstanding), Pittville School (Ofsted-rated Good), Lakeside Primary (Ofsted-rated Good), Balcarras Academy (Ofsted-rated Outstanding), Naunton Park Primary (Ofsted-rated Outstanding), and Warden Park Primary (Ofsted-rated Good) to name a few. In the private sector there are the highly-regarded Cheltenham College, Cheltenham Ladies College and Dean Close to choose from.



Total Floor Area: 315.8 sq.m / 3,399 sq.ft



Lower Ground Floor
Approx. Area: 57.8 sq.m / 622 sq.ft



Ground Floor
Approx. Area: 86.0 sq.m / 926 sq.ft



First Floor
Approx. Area: 86.0 sq.m / 926 sq.ft



Second Floor
Approx. Area: 57.8 sq.m / 622 sq.ft



The Finer Details...

- Tenure: Freehold
- Local Authority: Cheltenham Borough Council
- Heating: Modern gas system with underfloor heating to ground floor and bathrooms
- Parking: Private parking for up to five cars
- Grade II* listed

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