



1 The Grange
Evesham Road | Cheltenham | Gloucestershire | GL52 3AE

 FINE & COUNTRY

1 THE GRANGE



1830s elegance, beautifully reimagined – a distinctive home forming part of Grade II Listed The Grange, with delightful gardens and a gated approach.



Approached through double electric gates, this distinctive home forms part of Grade II-listed The Grange, dating from the 1830s, and combines beautifully styled interiors with delightful gardens to the front and rear, parking for three cars and valuable outside storage. Arranged over three floors and extending to approximately 1,866 sq ft, excluding the timber garage, 1 The Grange offers generous entertaining spaces, versatile bedroom accommodation and a location close to Cheltenham Racecourse.

A memorable first impression

Double electric gates open onto the approach to 1 The Grange, setting an impressive tone on arrival. The handsome pale façade, tall windows and welcoming entrance provide an elegant backdrop to the beautifully composed front garden. This is far more than an approach to the property: an attractive lawn, established trees and richly planted borders create a garden to spend time in and enjoy. Paved and gravelled areas introduce texture and definition, while seating spaces offer different places to pause, entertain or simply appreciate the surroundings.

Reception rooms with character

The current owners have undertaken a substantial refurbishment of this elegant property, bringing together its period character and beautifully considered contemporary interiors. Carefully chosen colours, decorative wallpapers and refined finishes give the home a distinctive personality. The drawing room measures approximately 23 ft 2 in by 14 ft 5 in, with a high ceiling, decorative corning and tall windows creating an impressive setting. A handsome fireplace fitted shelving and herringbone-pattern flooring bring warmth and character to a room equally suited to relaxed evenings and entertaining.

Double doors connect to the separate sitting room, where richly coloured décor creates a more intimate atmosphere. An elegant staircase rises from this room, its graceful form adding architectural interest and making the journey to the first floor a feature in its own right. Doors also open onto a balcony with external steps, providing another appealing connection to the outdoors. The two reception rooms can be enjoyed together or used independently to suit the occasion.

A sociable kitchen and dining space

The lower ground floor brings a more informal mood, with contemporary kitchen cabinetry, contrasting finishes and generous work surfaces beneath painted ceiling beams. A substantial breakfast bar provides a natural gathering point, complemented by an adjoining dining area with doors opening to the rear garden.

The generous kitchen and dining space provides room for everyday living as well as leisurely meals with friends. A separate utility room, a cloakroom and useful storage complete this level.













SELLER INSIGHT

“ We have loved calling this magnificent home our own for the past two years. What initially attracted us was the grandeur of the living spaces, the original period features and the location. Set back amongst mature trees, the house has a wonderful sense of privacy, and one of the things we love most is the outlook from every window, with greenery, trees and gardens creating a peaceful atmosphere throughout.

We have undertaken a total renovation, carefully combining the property's period charm with contemporary interior design. By maintaining and reintroducing period elements alongside top-quality fixtures and fittings, we have created a home that feels both distinctive and welcoming. The layout is beautiful, flowing and relaxed, making it equally suited to everyday living and entertaining. The large windows and doors allow natural light to fill the rooms throughout the day, while the south wing enjoys sunshine from breakfast through to sunset.

Some of our favourite moments are the simple pleasures of living here. In summer, we love sitting in the sitting room with the doors open, looking out over the grounds, or enjoying a quiet moment on the window seat with a coffee and a good book. The kitchen is another favourite space, particularly for evening entertaining, when we can make the most of the outdoor seating areas. The grounds have been designed to enjoy throughout the year, with different places to sit and appreciate the sunshine as it moves around the house.

We have also enjoyed the balance that the location offers. Being able to walk into town through beautiful parks, with a bus stop directly outside, while having the countryside only a ten-minute drive away, makes everyday life wonderfully convenient. Nearby Pittville Park offers plenty of opportunities to get outdoors, with activities including parkrun, tai chi and yoga. The local community has been another highlight for us. We have amazing neighbours and a WhatsApp group, and there is a lovely sense of looking out for one another, whether that means caring for each other's pets or collecting post.

For us, this house is bold and interesting, yet still feels wonderfully homely and relaxing. It is a pleasure to be here, with spaces to eat, sleep, study, read, relax, garden and entertain. Despite the grandeur of the living spaces, it never feels too big to enjoy fully.

When we think about what we will miss most, it is difficult to choose just one thing. We will miss all of it. One moment that will stay with us is coming through the gates in the evening, seeing the driveway and grounds illuminated and catching glimpses of the interiors glowing through the windows. There is something truly special about arriving home to that view, and it perfectly captures what makes this house so magnificent.

For us, this has been a home that brings together period character, thoughtful design, beautiful surroundings and a genuine sense of privacy, creating a place to enjoy in every season.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Space to unwind, inside and out

Versatile bedroom accommodation

On the first floor, the principal bedroom has fitted storage and an adjoining room currently offering dressing room space. This versatile room can also be adapted for use as a third bedroom, allowing the accommodation to evolve with changing needs. The bathroom includes a freestanding bath and separate shower, combining everyday practicality with a touch of indulgence.

Bedroom two also benefits from storage and an en-suite shower room, making it a welcoming space for family or guests. The considered decorative approach continues throughout, with soft colours and patterned details lending individuality to the rooms.











STEP OUTSIDE

A beautifully arranged rear garden

Opening from the dining area, the rear courtyard garden feels like an outdoor extension of the home. Generous paving creates space for both dining and comfortable seating, with planted borders, established greenery and horizontal timber screening giving the garden structure and a sheltered feel.

It is an inviting setting for morning coffee, an afternoon with a book or supper with friends. The connection to the kitchen and dining area makes outdoor entertaining particularly convenient, while the planting adds colour, texture and interest around the seating spaces. Together, the front and rear gardens offer two distinct outdoor experiences and are an important part of this home's appeal.

Parking and outside storage

Parking for three cars is complemented by a separate timber garage, providing valuable outside storage. Whether used for garden furniture, tools or other belongings, it is a useful addition that helps keep the gardens and living spaces clear.





LOCATION

Cheltenham living, with racing close by

For followers of National Hunt racing, the proximity of Cheltenham Racecourse is a particular attraction, with the celebrated Cheltenham Festival a highlight of the sporting calendar. Nearby Pittville Park offers ornamental lakes, landscaped grounds and space for leisurely walks, with the magnificent Grade I-listed Pittville Pump Room providing an elegant reminder of the town's Regency heritage. Cheltenham's restaurants, independent shops and cultural life further enrich the appeal of the location.

State and independent schools

Cheltenham is renowned for its educational offering, with a choice of both private and state schools. Independent options include Cheltenham College and Cheltenham Ladies' College, while the state sector includes Balcarras School and the selective Pate's Grammar School. This breadth of schooling adds to the town's appeal for families, with places subject to each school's admissions criteria and availability.

At a glance

- Generous accommodation arranged across three floors
- Two generous reception rooms; a balcony with external steps
- Contemporary kitchen and dining space, separate utility room and cloakroom
- Three bedrooms, including an adaptable dressing room/third bedroom; family bathroom and en-suite shower room
- Beautiful front garden and sheltered rear courtyard garden
- Double electric gates, parking for three cars and separate timber garage providing outside storage
- Close to Cheltenham Racecourse



KEY INFORMATION

Material Information

Tenure: Freehold

Council Tax Band: F

Local Authority: Cheltenham

EPC Rating: D

Electricity Supply: National Grid

Water Supply: Severn Trent Water

Drainage and Sewerage: Severn Trent Water

Heating: boiler, radiators, underfloor heating (mains gas)

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

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

Total Internal Floor Area: 1658 sq ft

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





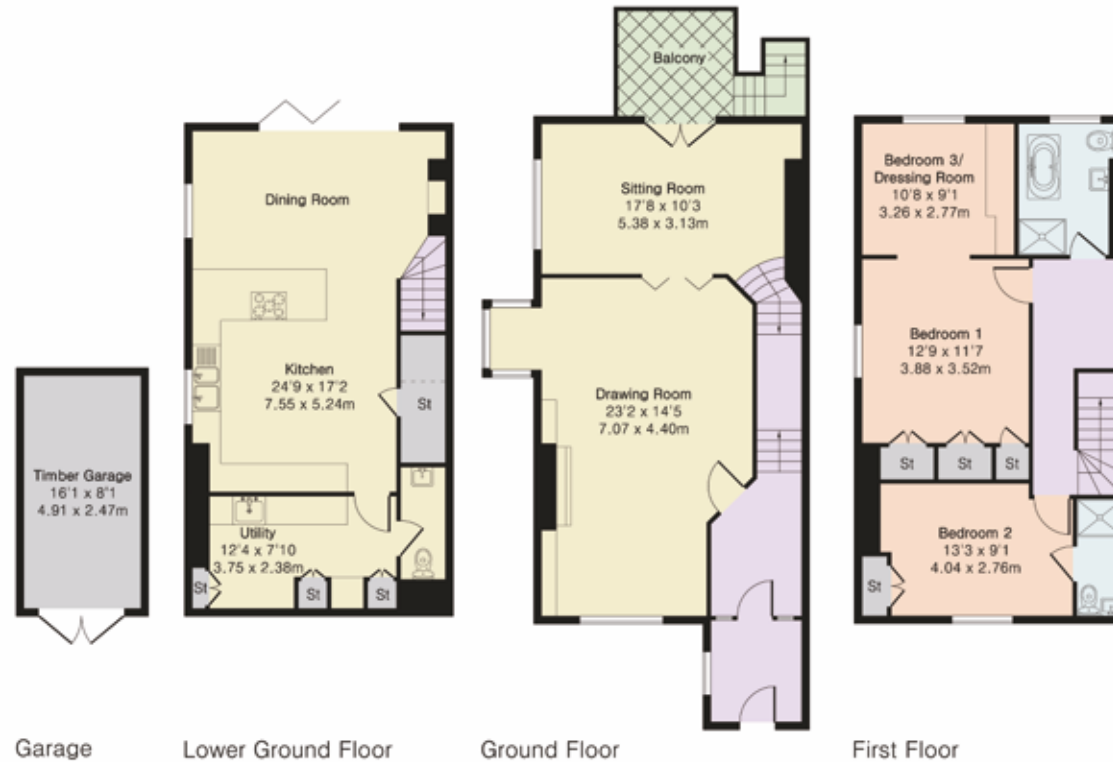
**Approximate Gross Internal Area 1866 sq ft - 174 sq m
(Excluding Garage)**

Lower Ground Floor Area 578 sq ft – 54 sq m

Ground Floor Area 674 sq ft – 63 sq m

First Floor Area 614 sq ft – 57 sq m

Garage Area 130 sq ft – 12 sq m



Floor Plan Produced with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure loon is for initial guidance only and should not be relied on as a basis of valuation.



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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



KATHRYN ANDERSON PARTNER AGENT

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As a partner agent representing Fine & Country Cotswolds and Cheltenham, I bring a wealth of experience and knowledge in the property industry. I have had the privilege of calling the Cotswolds my home for over 30 years and have accumulated more than twenty-five years of experience working for both corporate and independent high-end estate agents in the Cotswolds, South Oxfordshire, and Cheltenham regions. With a personable, dedicated, honest approach, I understand the intricacies of both sellers and buyers in an ever-changing market. I strive to make things as simple and stress-free as possible for all my clients. I can offer a personalised experience tailored to your needs, with transparency, open communication, and integrity, I will look after you through each step of the process, this has earned me many returning vendors in the past, a testament to my client-focused and effective service. When not at work, I enjoy life in the Cotswolds going on country walks with my dog Fleur, property renovation, horse racing, tennis, good restaurants, and fine wine!

“Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient.”

“Kathryn Anderson is the most competent agent I have ever dealt with, she's amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn't hesitate to use her again, in fact I wouldn't consider using anyone else. Good job Kathryn you are fabulous!”

THE FINE & COUNTRY
FOUNDATION

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