



47 PITTVILLE LAWN

Pittville | Cheltenham | Gloucestershire | GL52 2BH

HUGHES **HS** SEALEY

Welcome to...

47 PITTVILLE LAWN

Welcome to Number 47, Pittville Lawn, a wonderful Grade II listed Regency townhouse located within the heart of Cheltenham and overlooking Pittville Park offering six double bedrooms with accommodation arranged over four floors, a detached double garage and off road parking for 4-5 vehicles.

Located in Pittville, the town centre can be accessed within a five – 10 minute walk. The Regency town of Cheltenham offers an array of shops, cafes, restaurants and bars. The town is also home to the various festivals held throughout the year to include Jazz, Science, Food and Literature plus the Cheltenham Gold Cup. Finally, for those needing to commute, Cheltenham sits between the M5 junctions of 10 and 11 whilst a direct train to Paddington means that London can be accessed within two hours. Within walking distance of the property is a wealth of local amenities which includes a coffee shop, cocktail bar, chemist and public house.

THE PROPERTY

Returning to the property, the home sits behind a mature hedge line and is neighboured by similar Regency properties.

On the ground floor, a welcoming entrance leads you into two formal reception rooms, the living room and adjoining dining room. Both rooms have open fireplaces (dining room is currently capped), both have sash windows so flooding the room with natural light and due to the age of the property, benefit from high ceilings. To the rear of the home is the extended kitchen/breakfast room with a wonderful orangery style roof over the breakfast area and French doors that lead into the private walled rear garden.

A stone stairwell leads to the upper floors with the 1st floor offering the first double bedroom the property affords, which enjoys views in the background over Cleeve Hill.

To the front of the property is the drawing room, which is simply stunning. With three large floor-to-ceiling sash windows to the front elevation overlooking the park, there is also a balcony which is enclosed by intricate wrought iron work. The room offers high ceilings, cornicing, an open fireplace and stripped wooden floorboards.

Completing the floor is the four-piece family bathroom with roll top bath and double walk in shower.

The upper level comprises of a further three double, two of which are double rooms and the third bedroom is currently being used as a study/office. The master bedroom which is found to the front elevation enjoys plenty of light from the large sash windows. The floor is completed by a four piece family bathroom, which has recently been refurbished and enjoys a double walk in shower and roll top bath.

Moving all the way to the lower level, the floor at present is integral to the main house although as it offers a private access to the front, this floor has the ability to be removed from the main house and subject to the relevant consents, could become a one- or two-bedroom apartment, dependant on how one configures the accommodation.

At present there are two double bedrooms, a utility area, snug, kitchenette and very modern and recently installed wet room. At the rear of the floor is a further door which leads into the garden. This section of the garden is terraced and lower than the main house and could quite easily become portioned from the main garden and allocated to the lower ground floor should someone wish to make this section separate from the main building.































Explore outside... 47 PITTVILLE LAWN

The garden is low maintenance and offers paved seating, lawns and well-stocked flower beds enclosed within a traditional red brick wall.

To the head of the garden, a pathway leads to the detached double garage which offers light and power and although one may wish to park here, parking is also available to the front of the property. In total, parking is available for 4-5 vehicles.

- Grade II listed Regency town house overlooking Pittville Park
- Height, presence and symbolic of the era, full of period features
- Two formal reception rooms to the ground floor plus extended kitchen/breakfast room
- 1st floor with drawing room to the front elevation, flooded with natural light.

- Further rooms to the floor include double bedroom and four-piece bathroom suite
- Master bedroom to second floor with dressing room and enjoying views over Pittville Park
- Upper level completed by two further bedrooms and family bathroom
- Basement level includes two bedrooms, living room, shower room and utility
- Potential to convert basement into separate self contained apartment
- Detached double garage and private split level landscaped rear gardens

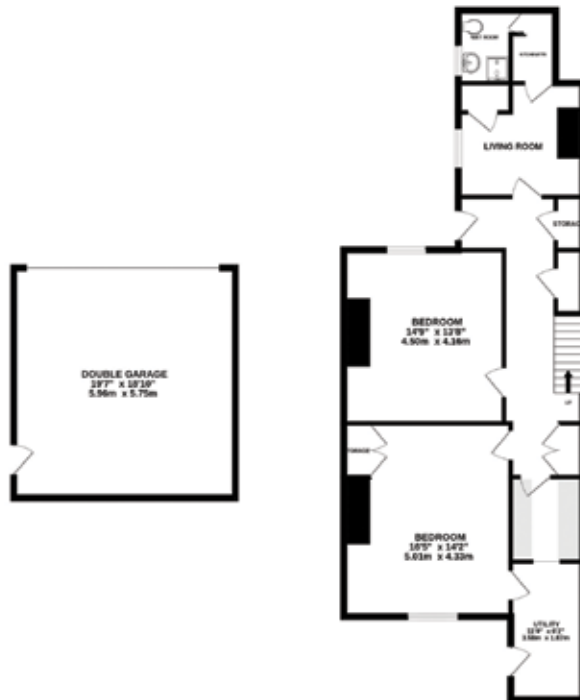
DIRECTIONS

Please use the following postcode for your sat nav - GL52 2BH. Upon entering Pittville Lawn, the property can be found on your left hand side overlooking Pittville Park.





BASEMENT
1217 sq.ft. (113.0 sq.m.) approx.



GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



2ND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 4058sq.ft. (377.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HUGHES SEALEY

Email: cheltenham@hughessealey.co.uk

Tel: +44 (0)1242 220080

HUGHES **HS** SEALEY