



## 22 CLARENCE SQUARE

Cheltenham GL50 4JP



## A DELIGHTFUL GRADE II LISTED TOWN HOUSE

Situated in one of Cheltenham's finest town squares and offering flexible accommodation arranged over four floors dating from the mid 1800's

			EPC
4-5	2-3	2-3	D
	Grade II listed		

Local Authority: Cheltenham Borough Council

Council Tax band: F

Tenure: Freehold

Guide price: £1,475,000



## LIVING/DINING

22 Clarence Square offers elegant Regency architecture styled for contemporary living with a calm, refined comfortable home. Occupying a prime position this home has stunning proportions with arguably one of the best views overlooking one of Cheltenham's most distinguished squares, enjoying attractive leafy views framed by wrought-iron railings and mature hedging. A short flight of steps leads to a stained-glass front door and a welcoming entrance hall enhanced by rich Broadleaf oak wooden flooring. The main reception rooms are designed for entertaining. The drawing room features high ceilings, a magnificent bay window with working shutters, original cornicing, high skirting boards and a marble fireplace. Double bi-folding doors open into the dining room mirroring the same period detail. A cleverly designed serving hatch offers a sociable and discreet link to the kitchen ensuring entertaining is both fun, seamless and practical.



## KITCHEN

The kitchen is practical and well appointed, with exposed brickwork, Caesarstone quartz worktops and premium appliances including a bespoke stainless-steel range with Neff units, a six burner gas hob, an integrated dishwasher and a freestanding AEG fridge and freezer. Double doors open to a west-facing garden room, leading down to a private walled courtyard planted with mature shrubs, camellias and climbing wisteria. Double gates to Wellesley Road offer convenient access.

## ANNEXE

The lower ground floor includes a utility room, pantry cupboard, wine store and cloakroom. It also connects to a self-contained annexe with its own entrance from Clarence Square, suitable for guests, multi-generational living or a dedicated workspace.





## BEDROOMS

The mezzanine level hosts two well-specified bathrooms with Lefroy Brooks fittings, Silestone surrounds and vintage-style radiators, together with a heated linen cupboard.

The principal bedroom occupies the first floor and features a triple bay window with far-reaching easterly views, high ceilings, detailed mouldings, a period fireplace and a full wall of fitted wardrobes. A further bedroom on this floor overlooks the garden.





## BEDROOMS

The second floor provides a generous third bedroom with a built-in cupboard. A fourth bedroom with dual-aspect windows captures views of the square, the surrounding rooftops looking towards the Malvern Hills.

## LOCATION

Pittville Park is only a short walk away, offering a boating lake, the historic Pump Rooms and several cafés. The area is well served by local amenities, including independent coffee shops, convenience stores and John Lewis, with Montpellier and the Promenade close by for wider shopping and dining options. Cheltenham's reputation as a cultural centre is well established, with a year-round programme of festivals and several leading schools nearby.





Approximate Gross Internal Area = 310.6 sq m / 3343 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

**Nick Chivers**

01242 246959

[nick.chivers@knightfrank.com](mailto:nick.chivers@knightfrank.com)

**Knight Frank Cheltenham**

123 Promenade

Cheltenham GL50 1NW

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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