

LONGFORD HOUSE

123 THE PARK, CHELTENHAM,
GLOUCESTERSHIRE, GL50 2RG





A rare opportunity to acquire a substantial Grade II Listed detached villa, dating from 1833, set within the highly regarded residential area of The Park. Extending to almost 6,000 sq.ft. and occupying a generous plot of approximately 0.334 acres, the property is arranged over four floors and enjoys a carriage driveway and detached garage.

Originally designed as a single residence, the house is currently arranged as four self-contained apartments and now offers the opportunity to restore the property to its intended use as an impressive private home.

The villa retains a wealth of original period features, including elegant sash windows, an original staircase, fireplaces and a distinctive first-floor bay window. The generous proportions, ceiling heights and architectural detailing throughout provide a wonderful foundation for a sympathetic programme of refurbishment.

With its scale, historic importance and desirable setting, the property represents a rare opportunity to create a substantial family home in one of Cheltenham's most sought-after locations. A significant period residence with the potential to restore and enhance the character and elegance of its original design.

The Park is ideally placed for access to Cheltenham's renowned schools, with Cheltenham College, Cheltenham Ladies' College and Dean Close School all within walking distance. The property is also well positioned for the popular areas of Montpellier and Bath Road, both offering an excellent range of independent shops, cafés, restaurants and amenities, with the town centre and its wider facilities easily accessible.

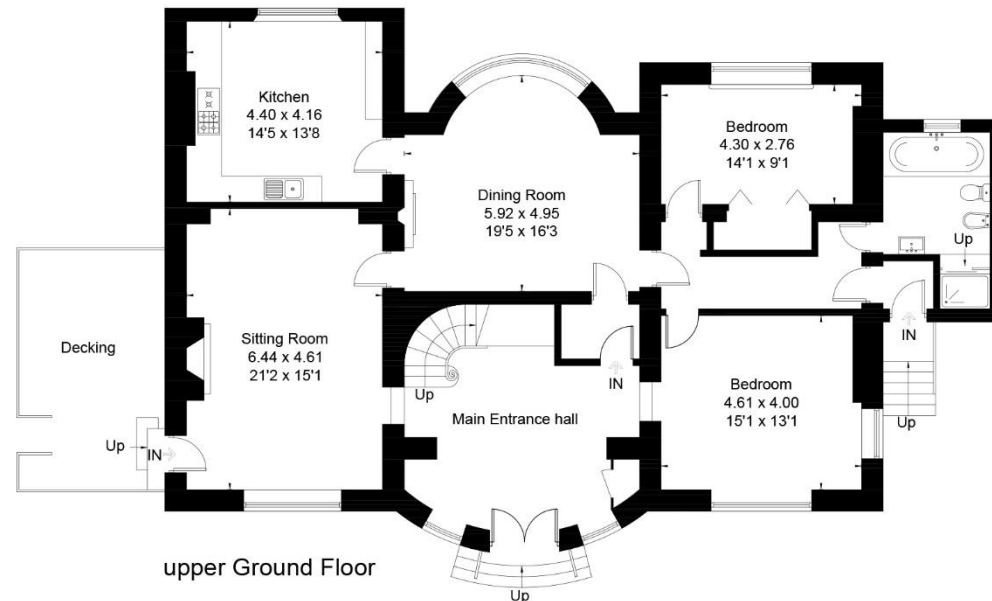
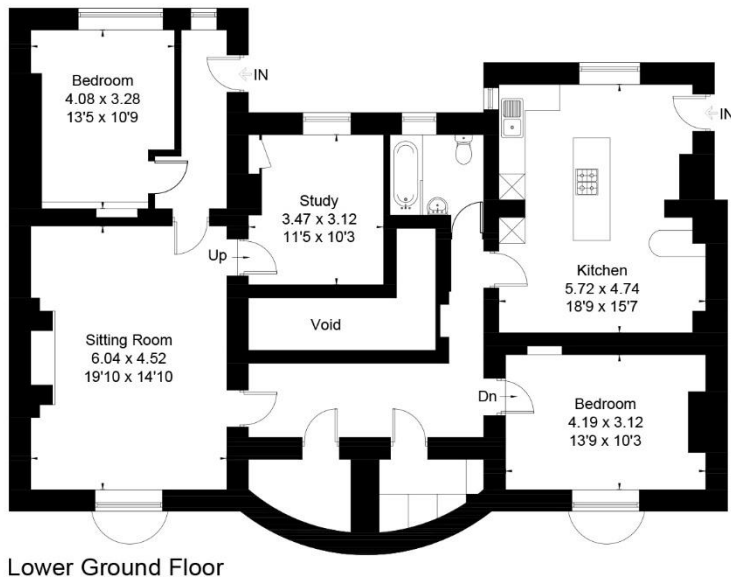
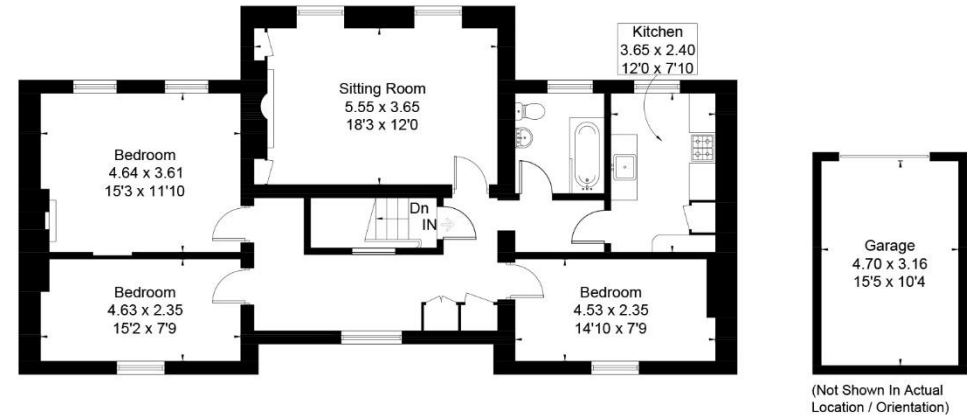
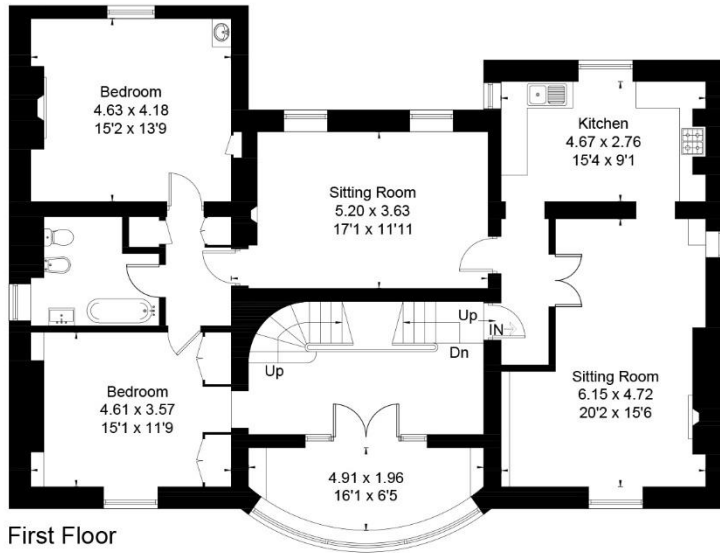




Approximate Floor Area = 547.6 sq m / 5894 sq ft (Excluding Void)

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



GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property.

EPC

Exempt – Grade II Listed.

COUNCIL TAX BANDS (2026/2027)

123A (Lower Ground Floor Flat) – (B) - £1,832.57 pa.

Ground Floor Flat – (C) - £2,094.36 pa.

First Floor Flat – (B) - £1,832.57 pa.

Second Floor Flat – (A) - £1,570.76 pa.

TENURE

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

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

Charles Lear & Co.

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