

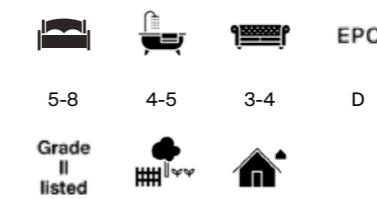


**15 PITTVILLE LAWN**

CHELTEHAM GL52 2BE



## AN EXCEPTIONAL GRADE II LISTED TOWNHOUSE



Local Authority: Cheltenham Borough Council

Council Tax band: G

Tenure: Freehold

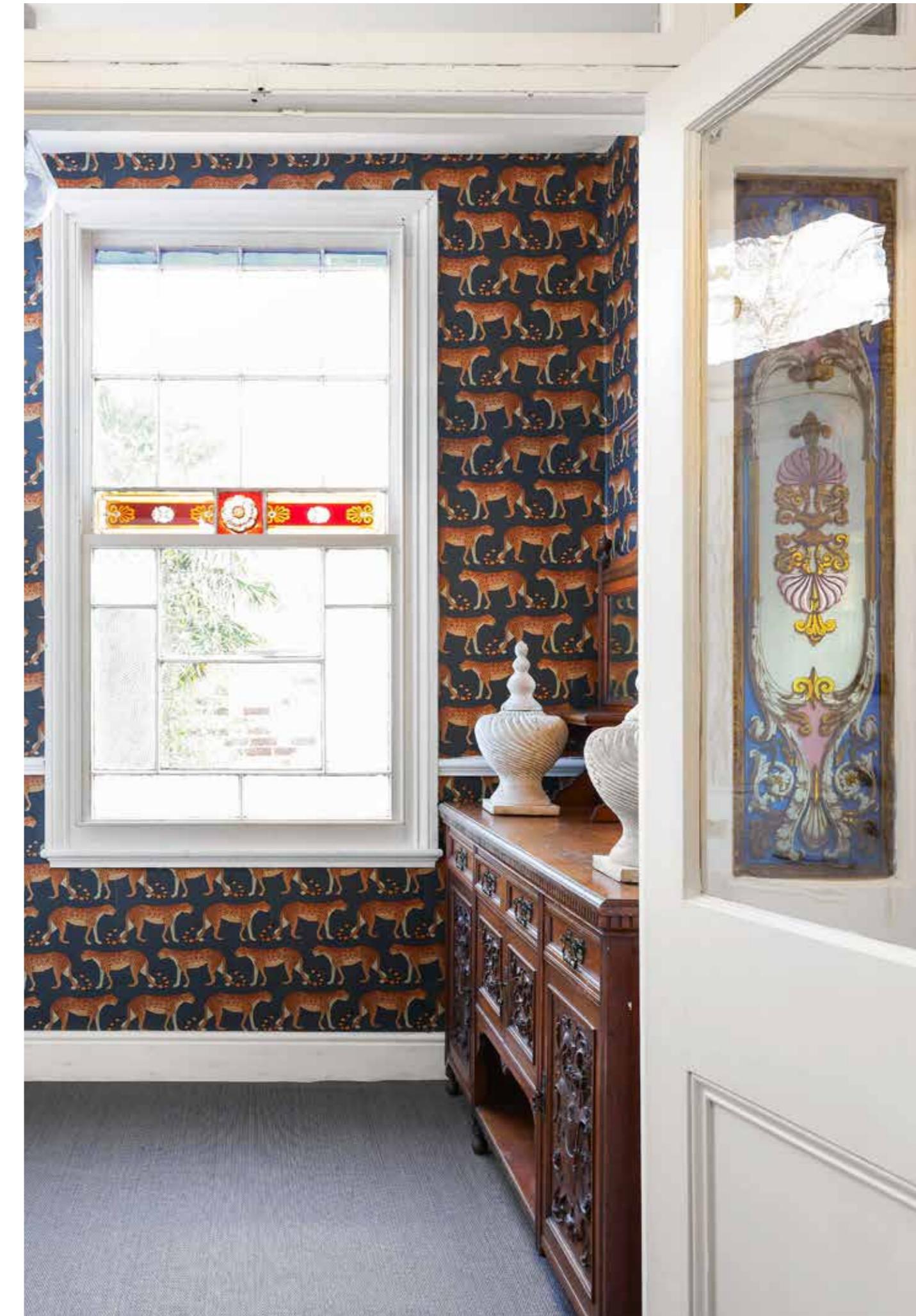
Guide price: £1,500,000



## 15 PITTVILLE LAWN

Positioned in one of Cheltenham's most distinguished Regency settings, this elegant home extends to over 4,200 sq ft and combines grand classical proportions with refined contemporary living. The property enjoys impressive ceiling heights, generous natural light, and a sense of scale typical of the era, all within moments of Pittville Park, the Pump Room, and Cheltenham's cultural heart.

Arranged across the lower ground, ground, first and second floors, the house provides up to eight bedrooms, multiple reception rooms, and versatile ancillary space, making it perfectly suited for modern family life or multi-generational living.



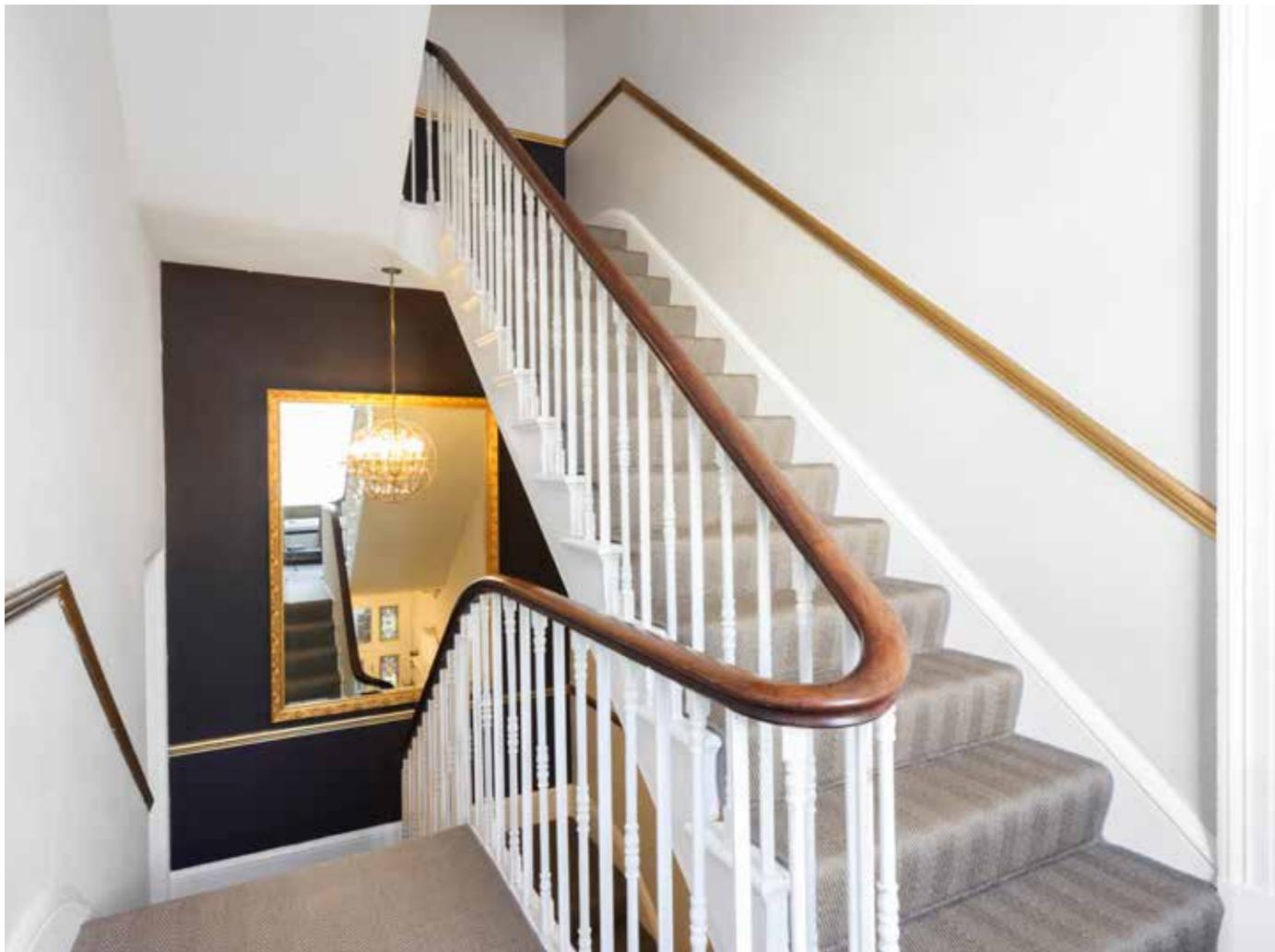




The principal reception spaces, including a magnificent drawing room and a large kitchen/dining room, showcase the home's architectural pedigree with tall sash windows and period detailing. A further study and additional living/dining areas offer excellent flexibility for working from home or informal family use.

Bedroom accommodation is notably generous, with a superb principal suite complemented by several large double bedrooms across the upper floors. Additional bathrooms and a dedicated laundry room enhance day-to-day convenience.



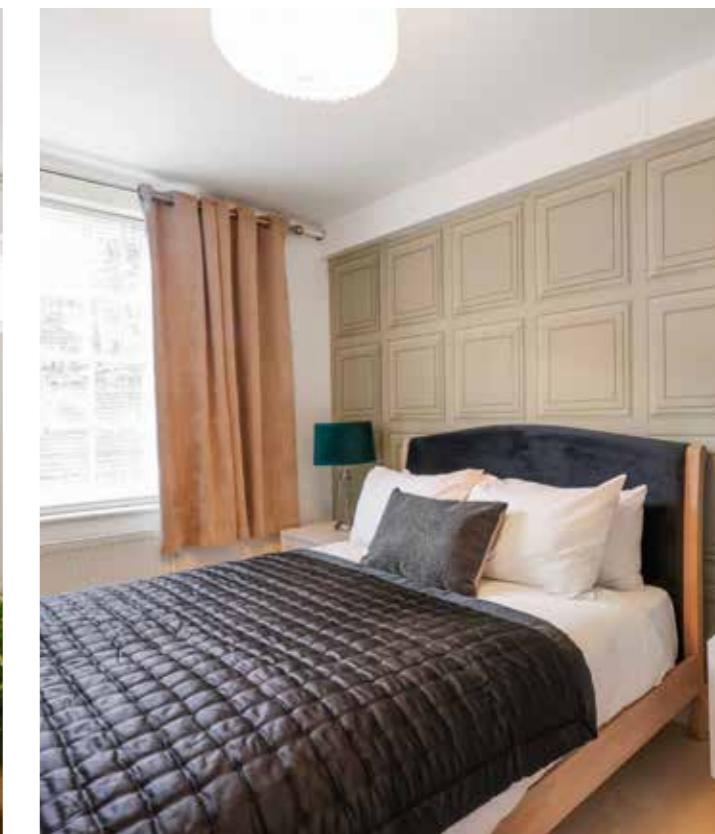


Outside the town garden provides the perfect and surprisingly private setting to relax and entertain in the warmer months.

#### Location description

Situated on one of Cheltenham's most beautiful Regency terraces, the property enjoys immediate access to Pittville Park's lakes, gardens and leisure facilities, while the town's renowned schools, boutiques and restaurants are close at hand. Commuter links to the M5 and rail connections to Bristol, Birmingham and London make the location equally practical.





## SELF CONTAINED APARTMENT

The lower ground floor provides further adaptable space, including a secondary kitchen, ideal for guests, staff, or for self contained independent living requirements.



Approx. gross internal area 4185 Sq Ft. / 388.8 Sq M.  
 Approx. gross internal area 4238 Sq Ft. / 393.7 Sq M. Inc. Storage

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.

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