



AN ELEGANTLY RESTORED TOWNHOUSE IN THE HEART OF TIVOLI



From the moment you step through the original front door at 36 Princes Road, there is an immediate sense of refinement and calm.

The entrance opens into a generous hallway where beautifully laid Broadleaf flooring draws you forward, running seamlessly from the front of the house through towards the rear.

Partially glazed double doors open from the hallway into the two principal reception rooms, allowing light to flow naturally through the house and creating an elegant sense of connection between spaces. To the front, the sitting room is both welcoming and refined, centred around a feature fireplace with bespoke cabinetry fitted either side. Original sash windows overlook Princes Road, enhanced with slimline double glazing that preserves their character while improving comfort and efficiency. Carefully curated lighting and a soft, neutral palette give the room a relaxed yet sophisticated atmosphere, ideal for both everyday living and entertaining.

Beyond, the dining room continues the sense of balance and proportion, offering a wonderful space for hosting and family gatherings. French doors open directly onto the rear courtyard garden, drawing natural light into the room and providing an easy connection to outdoor dining during warmer months. The original features continue here, reinforcing the sense that this is a house where history has been respected and enhanced rather than overwritten.

From the hallway, a discreet pocket door opens to a beautifully reimagined kitchen at the rear, designed to be open or closed as desired. Thoughtfully crafted with Dekton worktops, integrated AEG appliances and a bespoke butler's cupboard, it balances practicality with style. Underfloor heating and thoughtfully curated finishes create warmth and distinction, while direct access from the kitchen leads effortlessly into the courtyard garden, affirming this as the true heart of the home.

Tucked discreetly off the hallway is a cloakroom, finished with the same level of care and attention as the rest of the house. With underfloor heating and luxury fixtures and fittings, it is a practical space elevated by design. Nearby, a cleverly concealed utility cupboard houses the washing machine and tumble dryer, ensuring everyday essentials remain out of sight and the living spaces remain uncluttered.



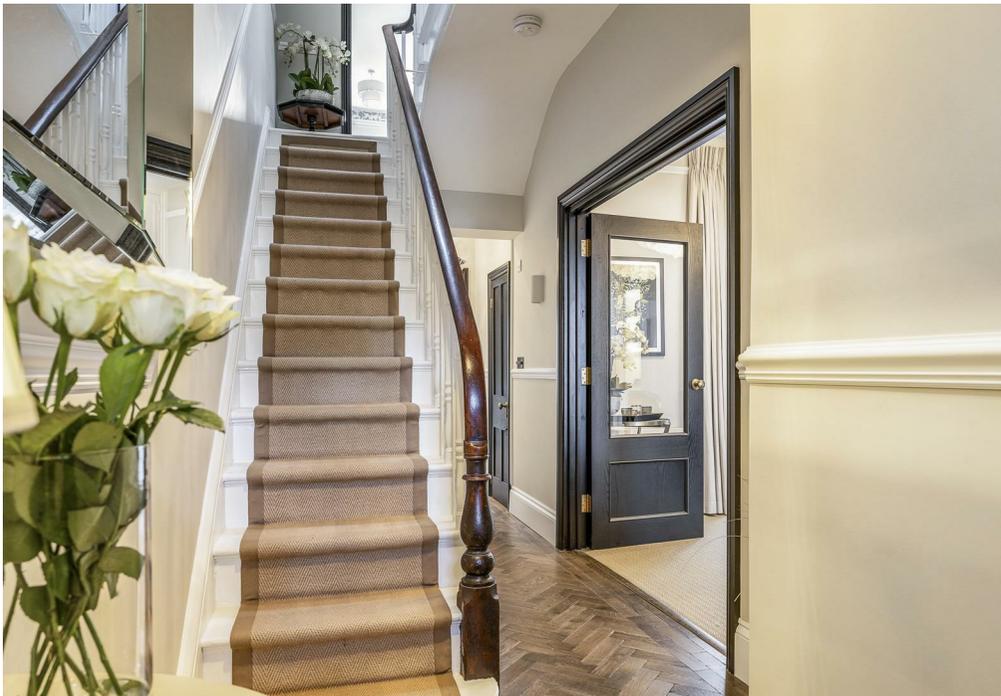


Ascending the staircase, the sense of light continues, with the landing illuminated by a lightwell above. A well proportioned linen cupboard offers practical and discreet additional storage.

The bedrooms are arranged over the upper floors, each offering its own atmosphere while maintaining a cohesive, calm aesthetic throughout. The principal bedroom offers both scale and tranquillity, sitting at the front of the house. A guest bedroom overlooks the rear garden, finished in soft, neutral tones that create a peaceful retreat. Another is currently used as a dressing room, yet remains generous enough to function comfortably as a bedroom should a future owner wish to adapt the layout.

A staircase rises to the attic level, a particularly attractive and adaptable space that offers exceptional flexibility of use. An elevated outlook, the room enjoys far reaching views across Leckhampton and towards Cleeve Hill.

The bathrooms have been thoughtfully designed and beautifully finished. A family bathroom is complemented by a newly created shower room, both appointed with luxury fittings and contemporary detailing.







Outside, the rear courtyard garden offers a private and manageable outdoor space, ideal for al fresco dining and entertaining. A useful storage shed provides space for garden furniture and access to the rear lane adds a further layer of practicality rarely found in such a central location.

Located in the heart of Tivoli, Princes Road is perfectly placed for those who value both community and convenience. Independent cafés, shops and restaurants are just moments away in Tivoli, The Suffolks, Bath Road and Montpellier, while excellent schools, green spaces and Cheltenham town centre are all within easy reach.



EPC: D
Council: Cheltenham Borough Council
Council Tax: D
Title Number: GR89991
Tenure: Freehold
To arrange to view this property
call 01242 781781
To find out more visit our website
althorps.co.uk

The property is particularly well placed for commuters, offering straightforward access to the A417 for Cirencester and Swindon, the M5 for Bristol and the Midlands, and onward connections to the M4 for London and the South East. Cheltenham Spa railway station provides regular direct services to London Paddington, making this an excellent base for those seeking a refined town centre lifestyle with strong regional and national connectivity.

Over the past year, the current owner has undertaken a comprehensive programme of works that brings genuine peace of mind. This is a home that offers elegance, comfort and confidence in equal measure, a beautifully restored townhouse where every chapter has been thoughtfully written, ready for its next owner to simply move in and enjoy.

36 Princes Road

Approximate Gross Internal Area = 136.4 sq m / 1468 sq ft
(Excluding Store)



Illustration for identification purposes only. Measurements are approximate and are not to scale.
Please check all details before making any decisions reliant on them.
Copyright Althorp & Co (ID1276250)

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fitting. Room sizes should not be relied upon for carpets and furnishing. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Property particulars printed 24th February 2026.
Althorp & Co Limited registered in England & Wales number 15586308