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FLAT 10, ASHFIELD HOUSE
CHELTENHAM



REGENCY STYLE, MODERN COMFORT — A RARE TOWN CENTRE GEM

Perfectly placed between Montpellier and The Promenade — Cheltenham’s most refined and sought-after neighbourhoods — Flat 10, Ashfield House offers the rare combination of classical proportions with the convenience of modern design. This two-bedroom, two-ensuite apartment sits on the raised ground floor of a handsome Regency-inspired development by Beaufort Western (part of the Berkeley Group), offering over 1,000 square

feet of bright, well-balanced living space in a secure gated setting with its own garage. Positioned just off Bayshill Lane behind electric vehicle and pedestrian gates, the apartment enjoys an exclusive setting with leafy surroundings featuring beautiful Regency architecture. The well-tended communal gardens and grounds at this tasteful development are immaculately presented, giving a real sense of arrival. Montpellier and the vibrant heart of Cheltenham.

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ASHFIELD HOUSE

A GRAND ENTRANCE AND FLOWING LAYOUT

The communal entrance hall is smart and immaculately maintained, hinting at the care and quality that continues throughout. Step into Flat 10's private hallway and you're immediately greeted by a sense of space, light, and thoughtful design. The wide corridor runs the full length of the apartment, punctuated by practical touches: a generous storage cupboard, a modern video entry system, and newly fitted flooring that ties the interiors together in quiet harmony.

A LIGHT-FILLED DRAWING ROOM WITH GARDEN VIEWS

At the heart of this home lies its most spectacular space — the large sitting and dining room. Awash with natural light from its floor-to-ceiling sash windows, the room faces the landscaped communal gardens and the elegant curve of Bayshill Road beyond. This is a room made for lingering — bright and characterful during the day, cosy and elegant in the evening. It's easy to imagine both entertaining friends here and enjoying quiet moments with a book and a glass of wine as the seasons change outside.





A WELL-EQUIPPED KITCHEN FOR MODERN LIVING

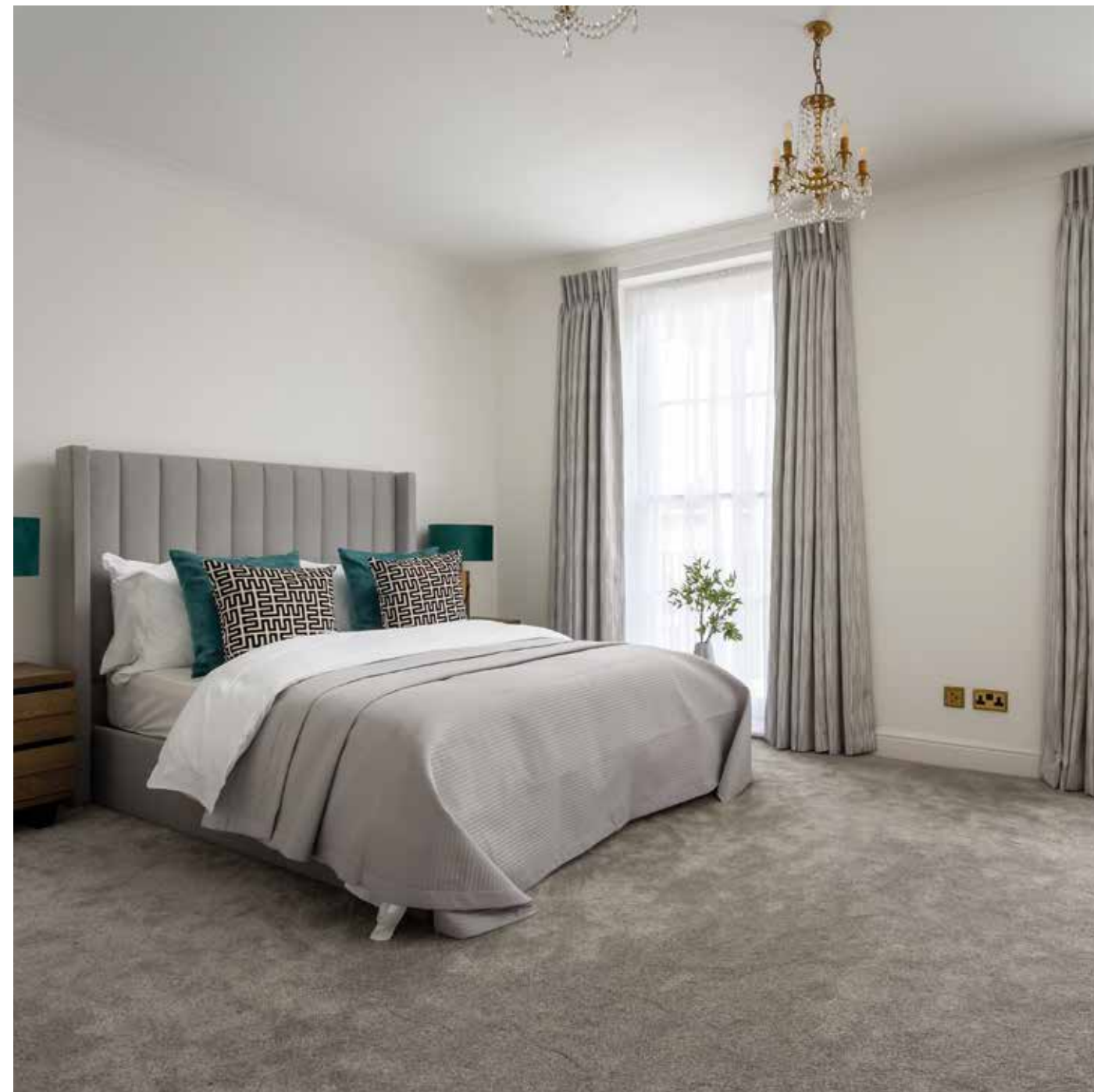
The separate kitchen is a joy for cooks and hosts alike. While the cabinetry dates from the property's construction in 1998, the space has been stylishly updated with a suite of new Neff appliances in 2023, including a hob, oven, microwave, cooker hood, dishwasher, washing machine, and tumble dryer — all seamlessly integrated into ample base and wall cupboards with a composite worktop. Whether preparing something simple or indulging in a dinner party, the kitchen is well-positioned for both practicality and pleasure.

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TWO SPACIOUS ENSUITE BEDROOMS

The apartment offers two comfortable double bedrooms, both complete with ensuite facilities — an ideal arrangement for couples, guests, or visiting family. The principal bedroom is a true sanctuary: generously proportioned, flooded with natural light, and offering a calming canvas to make your own.





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The second bedroom is equally welcoming, making an excellent guest room, home office, or occasional retreat. Bathrooms date to the original build but remain in good condition and are fully functional.

SECURE, QUIET AND EXCEPTIONALLY MAINTAINED

Built in 1998 and lovingly cared for since, the apartment was recently redecorated throughout (2023) and benefits from new carpets and flooring. The sash windows have been draughtproofed to combine period charm with modern efficiency, while the gas boiler — replaced within the last five years and most recently serviced in November 2024 — sits neatly in a dedicated cupboard alongside the consumer unit. The property includes a burglar alarm system, an entry phone, and a secure garage for peace of mind.

Outside, the shared gardens are maintained under a comprehensive programme by Cambray Property Management (annual service charge £3,184.16). Two visitor spaces are available for visitors and the entire driveway and paths were resurfaced in June 2025. The apartment is connected to mains gas and drainage and has strong mobile signal throughout.



A LOCATION TO FALL IN LOVE WITH

Ashfield House couldn't be better placed to enjoy Cheltenham's vibrant lifestyle. Whether it's walking to brunch at No.131, strolling to the festivals in Montpellier Gardens, or taking in a show at the Town Hall or the Everyman Theatre, everything that makes this Regency town so special is right on your doorstep.

This is more than an apartment — it's an opportunity to own a slice of elegant Cheltenham life, with none of the usual compromises. Space, light, security, parking, and position — Flat 10 delivers it all.

WHERE TO GO WHEN YOU NEED:



Milk: For essential needs Waitrose on Honeybourne Way is a short walk away from Ashfield House.



Dinner/Drinks: The Beehive, on the corner of Montpellier Villas, a gastropub rated as one of the top six real-ale pubs in Cheltenham, is a well-known watering hole. Cheltenham offers a wide range of international cuisine. Restaurants within walking distance include The Ivy, Brasserie Blanc, Gallimores Kitchen, the Giggling Squid and the Chelsea Brasserie to name a few.



Golf: For golfers there are many outstanding courses nearby. Cleeve Hill to the North and Cotswold Hills and Lilley Brook are nearby. Painswick Golf Club is a short drive to the south. As well as being challenging for keen golfers they are set in the most stunning surroundings – the backdrop of the Cotswolds Area of Outstanding Natural Beauty.



Gym/Fitness: No need to get in the car and struggle to park to go to the gym. Gyms within walking distance include: ReSET Gym, and Zig's Exercise. A short distance away are Solace Gym and Gym 66. Also, there are personal trainers in the locality. For swimmers the Sandford Parks Lido, with a 50m heated pool, is within a few minutes walk.



Weekly Shop: The Cheltenham Waitrose is very centrally located a mile away on Honeybourne Way and is open seven days a week. Also, within a short drive, are Tesco, Sainsburys and M&S.



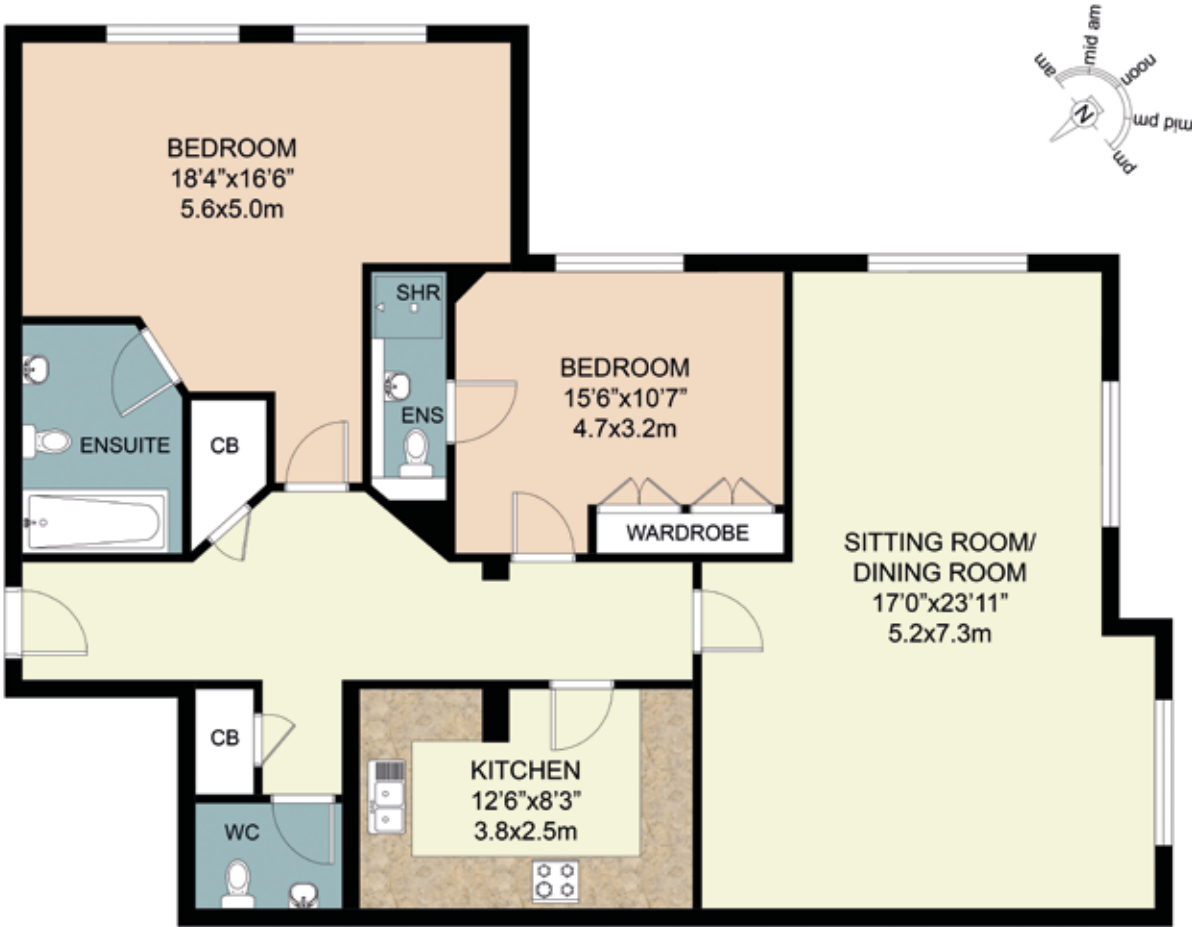
Walks: Nearby are Sandford Park, Naunton Park and, on the way into town, Imperial Square and Gardens. A short drive away there is the whole of the Cotswolds to explore with glorious walks around Cleeve Hill, Winchcombe and Broadway. Pick up part of the 102-mile Cotswold Way for an extended hike. Other well documented trails are the Wyche Way and the Winchcombe Way. Whether you are looking for a short stroll or a long hike there is something for everyone within a short distance of Cheltenham.



Schools: Cheltenham Schools include: Catholic School of St Gregory the Great (Ofsted-rated Outstanding), Belmont School (Ofsted-rated Outstanding), Pittville School (Ofsted-rated Good), Lakeside Primary (Ofsted-rated Good), Balcarras Academy (Ofsted-rated Outstanding), Naunton Park Primary (Ofsted-rated Outstanding), and Warden Park Primary (Ofsted rated Good) to name a few. In the private sector there are the highly-regarded Cheltenham College, Cheltenham Ladies College and Dean Close to choose from.



Approximate Floor Area: 1091 sq.ft / 101.4 sq.m



Ground Floor

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The Finer Details...

Square Footage:	1091 sqft
Drainage:	Mains drains
Parking:	Own garage, 2 x visitor parking spaces
Local Authority:	Cheltenham Borough Council
Central Heating:	Gas
No pets	



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