



17 PITTVILLE CRESCENT  
PITTVILLE | CHELTENHAM



## A PRIVATE SETTING IN PITTVILLE

Tucked quietly behind electric gates on one of Pittville's most iconic addresses, this exceptional detached home offers a rare sense of privacy, space and individuality, just moments from Pittville Park and the historic Pump Rooms.

Approached via a generous driveway with parking for multiple vehicles, the house immediately sets a tone of quiet luxury. Mature planting softens the approach, whilst the considered re-rendering of the exterior brings a contemporary finish that sits confidently within its distinguished surroundings.

Behind the façade lies a home that has been comprehensively reimagined – thoughtfully modernised, yet designed to retain warmth, versatility and a strong connection for both entertaining and everyday living.



EXTENDING  
TO OVER 4,000  
SQ. FT., THE  
ACCOMMODATION  
HAS BEEN DESIGNED  
WITH FLEXIBILITY  
IN MIND.

## DESIGNED FOR LIVING, BUILT FOR ENTERTAINING

At its heart, this is a home designed around lifestyle. The ground floor unfolds with a natural flow between spaces, each offering its own atmosphere while staying effortlessly connected.

A welcoming entrance hall leads into a series of beautifully-proportioned reception rooms, including a refined sitting room with a gas fire – an elegant and cosy retreat during the winter months. A separate piano room provides further flexibility, ideal as a formal sitting room, music room or quiet workspace.

To the rear, the house opens into its most impressive space – a stunning 28 ft long orangery extension. Flooded with natural light from its west-facing aspect, this room transforms throughout the seasons. In summer, fling open the doors to create a seamless indoor-outdoor experience, whilst in winter light the wood-burner for warmth and a cosy atmosphere. It makes for an exceptional year-round entertaining space.

Every detail has been carefully considered, from the Crittall-style glazing that frames the transition between spaces, to the layered lighting and bespoke shelving that elevate both form and function.





## THE KITCHEN – CHIC CONTEMPORARY CRAFTSMANSHIP

The kitchen has been recently installed and forms a true centrepiece of the home. It is both visually striking and highly functional.

The units finished to a high specification combine Shaker-style clean-lined cabinetry with premium materials, including seamless Corian worktops that offer both durability and understated elegance.

Integrated appliances by Siemens provide a sleek, modern finish, while the layout has been carefully planned to maximise both usability and sociability – equally

suitable to family life or entertaining at scale.

The central island provides an excellent focus to the room serving multiple functions as breakfast bar, for socialising with a cup of coffee or a hard-earned G & T after work, or as a place for supervising children doing their homework.

Karndean flooring runs underfoot, bringing warmth and continuity across the ground floor, while underfloor heating ensures comfort throughout. The adjacent utility room, recently refitted in 2026, adds a further layer of practicality, discreetly supporting the main living spaces.

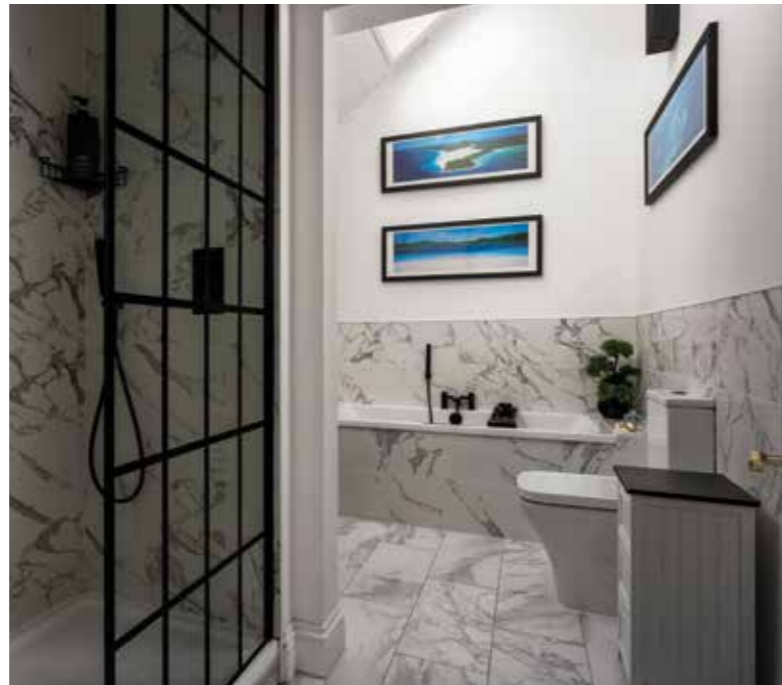


## UPSTAIRS TO CALM SPACES ESSENTIAL FOR RESTFUL SLEEP

The principal bedroom suite is a standout feature – a beautifully reconfigured space incorporating a mezzanine level to escape the hurly burly of everyday life, bespoke storage and a luxurious, extended ensuite. This elevated design not only enhances the sense of space but creates a private retreat within the home.

The three additional bedrooms are generously proportioned, each thoughtfully finished, whilst the family bathroom has been recently redesigned to include both a bath and separate shower, delivering a boutique, hotel-style feel.

Throughout the house, improvements have been extensive – from new flooring and redecorated interiors to modernised staircases with glass balustrades, creating a sense of light and architectural flow across all three floors.





## LEISURE, TECHNOLOGY & LIFESTYLE

Separately at the lower ground floor level the owners have created a unique and completely different dimension to the property.

This has been configured as a games room, cinema and bar, a space designed for entertainment. A 4K projector, integrated ceiling speakers and a fully hardwired ethernet system provide high-performance connectivity, while Apple-controlled systems allow seamless management of sound and media throughout.

This level offers enormous flexibility – equally suited as a home cinema, gym, studio or private entertaining suite.



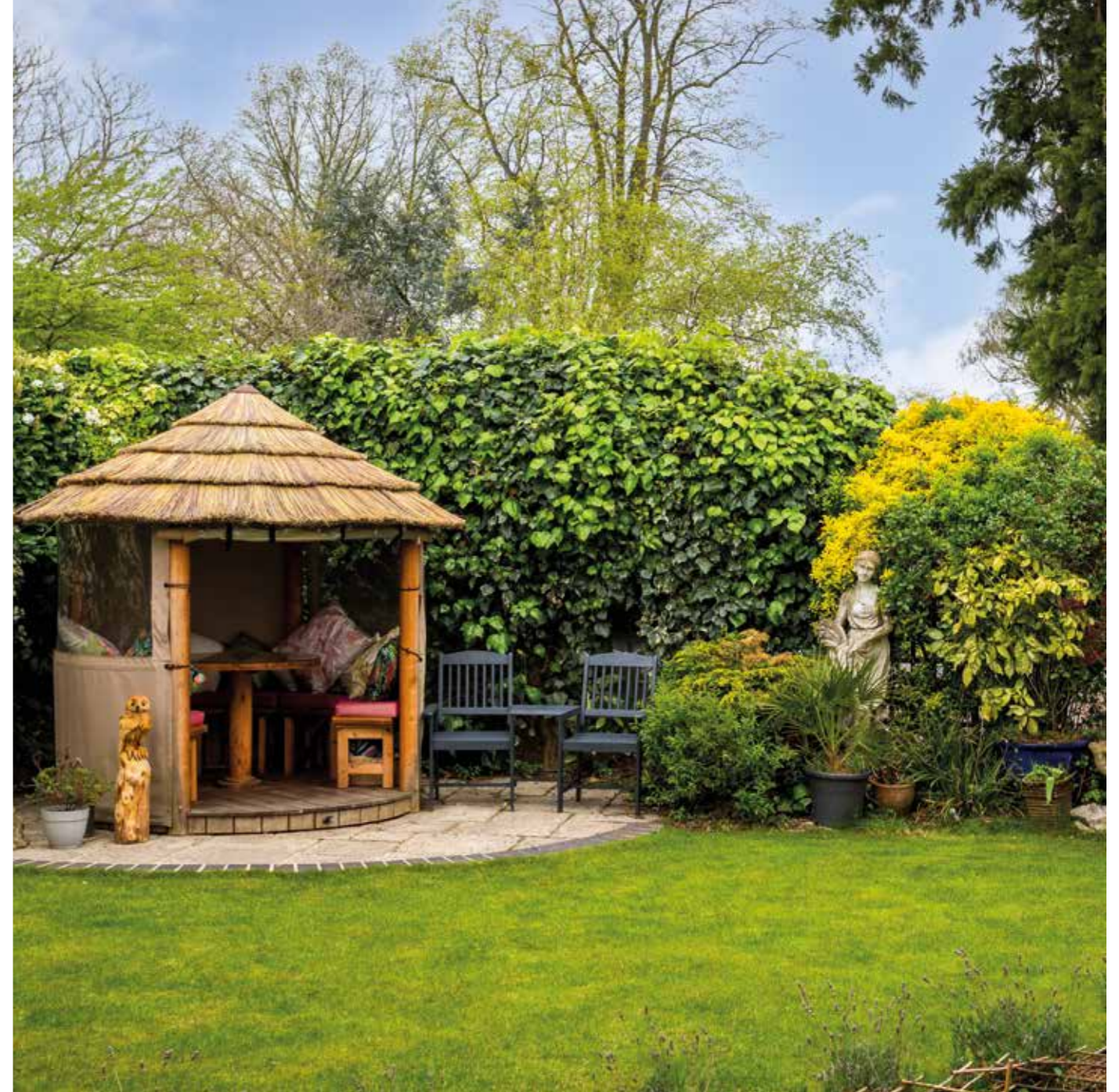


## THE OUTSIDE SPACE IMPRESSES TOO

Externally, the property continues to impress. The front garden has been carefully landscaped to maximise both usability and privacy, with parking for up to six vehicles and a covered car port for additional convenience.

A garage with electric door provides further storage, while the overall plot has been designed for low-maintenance enjoyment without compromising on plantings or outlook.

The position is key – moments from open green space, yet within easy reach of Cheltenham's vibrant centre, offering a balance that is increasingly hard to find.

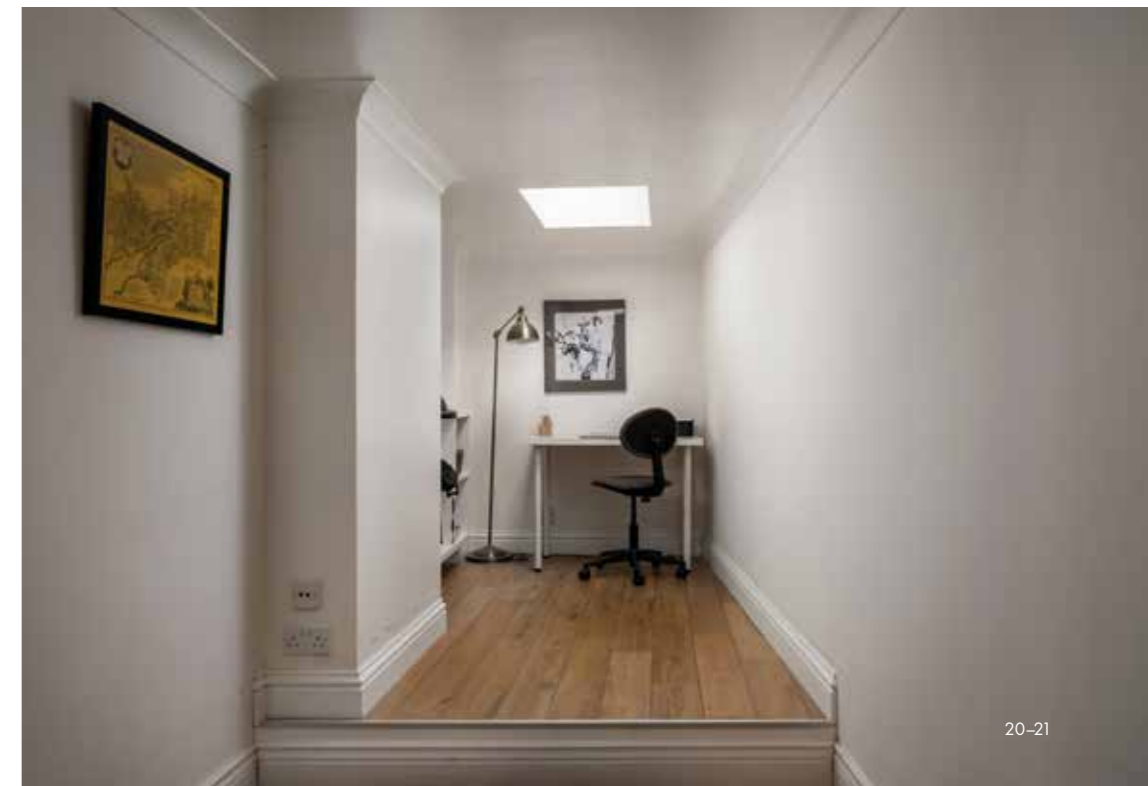


## THE FINISHING TOUCHES

Modern comforts are seamlessly integrated throughout the home. Two separate boiler systems provide efficient heating, including dedicated underfloor systems for both the main living areas and the orangery.

Connectivity is strong and reliable, supporting both work-from-home living and modern family demands, while secure gated access ensures peace of mind.

Planning permission has also recently been granted for a further kitchen/conservatory extension offering exciting potential for future enhancement.





## A HOME THAT ADAPTS WITH YOU

This is a house that has evolved with its owners – equally suited to growing families, those who love to entertain, or buyers seeking a substantial, private home in a prime Cheltenham location.

Every improvement has been made with care, creating a home that feels both complete and full of possibilities.

A rare opportunity to acquire a home of scale, style and substance – quietly positioned, yet moments from the very best of Pittville living.

## WHERE TO GO WHEN YOU NEED:

Perfectly positioned on Pittville Crescent, this home places you within easy reach of Cheltenham's finest lifestyle offerings — from morning coffee to countryside walks, all just moments away.

**Morning rituals & coffee stops:** Start the day gently with a walk into Pittville Park – one of Cheltenham's most beautiful green spaces, ideal for a morning run, dog walk or simply a peaceful reset. For coffee, Kibou offers more than just exceptional Japanese dining – it's a go-to for relaxed brunches and casual meet-ups. Alternatively, head into town where independent cafés and artisan bakeries line the streets of Montpellier and the Promenade.

**Everyday essentials:** Daily convenience is effortless. Local supermarkets, delis and independent food stores are all within easy reach, while Cheltenham's town centre provides a full range of high street and boutique shopping. For larger shops, Waitrose is located on Honeybourne Way, 15 minutes by car, and all the major supermarkets are also just a short drive away, making weekly routines simple and efficient.

**Dining & evenings out:** Cheltenham is renowned for its food scene, and this address places you right at its heart. From refined dining rooms to relaxed neighbourhood spots, there is something for every occasion. Kibou remains a local favourite, while the wider town offers everything from Michelin-recommended restaurants to cosy pubs and wine bars. Evenings can be as vibrant or as relaxed as you choose – whether it's cocktails in Montpellier, dinner in town, or a quiet drink closer to home.

**Health, fitness & wellbeing:** For outdoor space, Pittville Park is quite literally on your doorstep – offering lakeside walks, tennis courts and open green space. Gyms, yoga studios and wellness centres are all within a short distance, while Cheltenham's leisure facilities provide everything from swimming pools to fitness classes.

**Schools & education:** Cheltenham is widely regarded for its excellent schooling options, both state and independent. Well-respected primary and secondary schools are easily accessible, while prestigious independent schools, including Cheltenham College, Cheltenham Ladies College and Dean Close further enhance the area's appeal for families.

**Connections & travel:** Despite its peaceful setting, 17 Pittville Crescent is exceptionally well connected. Cheltenham Spa station offers direct links to London, Bristol and Birmingham and beyond, making commuting or weekend travel straightforward. The nearby A40 for Oxford and London and M5 for Bristol, Birmingham and beyond.

**Weekend living:** Weekends here are about balance. A slow morning walk through Pittville Park, brunch in town, perhaps an afternoon exploring the boutiques of Montpellier, before returning home to entertain as the sun sets. For those wanting to venture further, the Cotswold countryside is just a short drive away – offering endless villages, pubs and walking routes to explore.



Approximate Gross Internal Area: 4349 sq.ft / 404 sq.m

Lower Ground Floor Area: 883 sq.ft / 82 sq.m

Ground Floor Area: 2292 sq.ft / 213 sq.m

First Floor Area: 883 sq.ft / 82 sq.m

Second Floor Area: 291 sq.ft / 27 sq.m



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan. Produced for Stowhill Estates.

Important notice: Stowhill Estates Ltd, their clients and any joint agents give notice that:

- 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Stowhill Estates Ltd have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise. Photos and Brochure prepared April 2026.



## THE BEST OF ALL WORLDS

This is a location that quietly delivers everything – green space, lifestyle, connectivity and culture – all from one of Cheltenham’s most desirable addresses.

Elegant, established and effortlessly convenient.



**Scan me** to book a viewing  
or call the Stowhill Estates Team on:  
01242 384444 | [contact@stowhillestates.com](mailto:contact@stowhillestates.com)



STOWHILL ESTATES

**What Three Words:** [///allow.popped.speak](https://www.threewords.co.uk/allow-popped-speak)