



26 LYPIATT STREET
CHELTENHAM



A TOWNHOUSE WITH A SECRET GARDEN

Behind a row of elegant Cheltenham façades, this is a house that quietly over-delivers.

Dating back around 150 years, this classic townhouse sits in one of the town's most desirable pockets, moments from Tivoli and Montpellier, yet what lies beyond the front door feels entirely removed. There's a calmness here, a sense of privacy and space that is rarely found so centrally.



CHERISHED OVER THE
LAST 20 YEARS, THIS
IS A HOME THAT HAS
BEEN PROPERLY LIVED
IN AND THOUGHTFULLY
ADAPTED. IT WORKS
BEAUTIFULLY AS IT IS
BUT EQUALLY OFFERS
THE KIND OF POTENTIAL
THAT IS BECOMING
INCREASINGLY HARD
TO FIND.

SPACE THAT FLOWS

The ground floor of Number 26 Lypiatt Street is both generous and intuitive.

A 23-foot sitting room creates an immediate sense of scale, a long, elegant space with soft natural light and a gas fire adding warmth and focus. It's a room that can shift effortlessly from everyday living to hosting.

Beyond, the house opens up into a more contemporary arrangement.

The rear has been remodelled to create a connected kitchen and dining space which is sociable, practical and perfectly positioned to enjoy the garden. The kitchen itself is sleek and modern, finished with gloss cabinetry, clean-lined worktops and integrated appliances, including a Neff oven, offering both style and reliability at the heart of the home.

A separate utility room and downstairs WC sit neatly tucked away, ensuring the practicalities of daily life are handled without interrupting the flow of the house.



AND SO TO BED, SIMPLE AND CALM

Upstairs, the layout continues to make sense.

Two well-proportioned double bedrooms offer flexibility, each with its own character. The principal bedroom feels calm and generous, while the second bedroom is enhanced by a clever mezzanine level above providing an adaptable space ideal for guests, working from home or a more creative use.

The bathroom is centrally positioned and functional, with scope for updating, alongside the wider opportunity to reconfigure should a buyer wish to follow the existing plans.







READY FOR MORE

This is a home with a future already considered.

Plans have been drawn up to extend the first floor, introducing an additional bedroom and a new bathroom. This would be a natural next step to elevate the house into something more substantial without compromising its charm.

It's a rare opportunity to buy somewhere that already works but could become something even greater (subject to planning).



THE SECRET GARDEN, A HAVEN OF TRANQUILITY

Step outside and the house reveals its real advantage.

The garden is unusually large for a property of this type. It's a beautifully mature, private space that completely transforms how this home is lived in. Thoughtfully planted and well-established, it offers multiple areas in which to sit, entertain or simply unwind.

A pergola with a beautiful Wisteria creates a natural focal point, whilst the depth of the plot gives a sense of space that feels unexpected this close to town.

To the rear, a standalone studio provides further flexibility being ideal for working from home, as a creative space or a quiet retreat.

And then, something genuinely rare.

The shared residents' lane is an incredibly valuable feature in this part of Cheltenham, giving vehicle access at the rear of the house, where parking is often at a premium.





THE BEST OF LIVING IN TOWN

Number 26 Lypiatt Street has the best of all worlds. Set within easy walking distance of Tivoli, Montpellier and the town centre, everything is on your doorstep including cafés, restaurants, independent shops and green spaces. It's a location that allows you to walk everywhere if you so wish.

And yet, the moment you step back into the house, you're met with quiet, privacy and a garden that feels far removed from the energy of town.



A HOUSE WITH HEART AND OPPORTUNITY

26 Lypiatt street is well-proportioned, well-located and perfectly livable. But it offers clear potential, whether that's cosmetic refinement, reworking the layout, or delivering on extension plans (subject to planning permission).

The images created here show what a brilliant home this could be.

A classic Cheltenham townhouse, with a rare garden, valuable parking, a studio, and the scope to become something truly exceptional.





WHERE TO GO WHEN YOU NEED:

Your morning coffee: Tivoli is right on your doorstep. Think The Coffee Dispensary for your everyday flat white or Voyager Coffee for something a little more special. Montpellier is just a short stroll beyond, offering a wider choice of cafés and bakeries when you want to linger a little longer.

Your weekly shop: For day-to-day essentials, there's a Co-op in Tivoli just around the corner. A little further, Waitrose on Honeybourne Way is under a mile away and ideal for a more considered shop, alongside Tesco, Sainsbury's and M&S Foodhall all within easy reach.

Walks and fresh air: Montpellier Gardens and Sandford Park are both within an easy walk, perfect for a quick reset. Slightly further, Naunton Park offers a more local, village-like feel. For something more expansive, Cleeve Hill, Leckhampton Hill and the wider Cotswolds are just a short drive away, with access to the Cotswold Way for longer walks.

Golf: Some of the county's best courses are close by, including Cleeve Hill Golf Club, Lilley Brook and The Cotswold Hills Golf Club, all offering challenging play with exceptional views.

Dinner and drinks: This is where the location really shines. Within walking distance are some of Cheltenham's best, The Ivy Montpellier Brasserie, Brasserie Blanc, Giggling Squid and The Daffodil for something a little more special. Closer still, Tivoli's local spots and pubs offer a more relaxed feel, with The Beehive a firm favourite.

Travel connections: Perfectly placed for both town and travel, with easy access to the A40 and M5 for Oxford, London, Bristol, Birmingham, and the north. Cheltenham Spa station is just over a mile away, offering direct services to London, Bristol and Birmingham.

Gym & fitness: Everything is within reach. Nearby options include JD Gyms, Gym 66, CLC Fitness and a range of boutique personal training studios. For swimmers, Sandford Parks Lido, a heated 50m outdoor pool, is one of Cheltenham's best-loved spots.

Schools: Cheltenham is known for its excellent schooling. Nearby options include Naunton Park Primary, Balcarras School and Pittville School, alongside renowned independent schools such as Cheltenham College, Cheltenham Ladies' College and Dean Close.



Approximate Areas

Gross Internal Area: 1326 sq.ft / 123 sq.m
 Ground Floor Area: 671 sq.ft / 62 sq.m
 First Floor Area: 406 sq.ft / 38 sq.m
 Loft Room Area: 110 sq.ft / 10 sq.m
 Outbuilding Area: 139 sq.ft / 13 sq.m



THE FINER DETAILS

Tenure:
Freehold

Services:
Mains water, electricity, gas and drainage

Local Authority:
Cheltenham Borough Council

Council Tax Band:
C

EPC Rating:
E

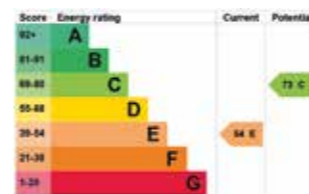
Broadband:
Ultrafast broadband available

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