



8 Berkeley Street, Cheltenham

Guide Price £700,000





## 8 Berkeley Street

Cheltenham, GL52 2SY

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

This substantial Grade II listed early 1800's Victorian townhouse occupies a prominent position close to Cheltenham town centre and offers an exceptional opportunity to create a wonderful period home. Arranged over several floors and offering five bedrooms within the main house, the property also benefits from a separate self-contained one-bedroom basement apartment, making it ideal for multi-generational living, guest accommodation or potential rental income. Rich in period character with tall sash windows, generous proportions and flexible accommodation throughout, the property offers considerable scope for refurbishment and enhancement, allowing a new owner to unlock its full potential. The property is offered with no onward chain.



- Grade II Listed Early 1800's Victorian Townhouse
- Five Bedrooms In The Main House
- Self-Contained One Bedroom Basement Apartment
- Patio Area With Gated Rear Driveway Parking For Up To Three Vehicles
- Town Centre Location Close To Amenities
- Brought To Market With No Onward Chain



The property retains a wealth of character features typical of the period, including original ornate cornicing, decorative door mouldings, sash windows and elegant architectural detailing in various parts of the home.

**Entrance Hallway:** The property is entered via a welcoming entrance hall showcasing attractive original ornate cornicing and decorative door mouldings, along with an elegant curved balustrade staircase rising to the upper floors. The hallway provides access to the principal reception rooms and also leads through to the rear patio area and gated driveway parking, creating a practical connection between the house and the outside space.

**Sitting Room:** Positioned to the front of the property, this elegant reception room enjoys excellent natural light through tall sash windows and retains attractive period character including a feature marble fireplace and working shutters to the windows. The generous proportions make this a comfortable and impressive space for relaxing or entertaining.

**Dining Room:** A further well-proportioned reception room offering a versatile space for formal dining or family living. The room features a marble fireplace and benefits from built-in shelving and storage to one side of the chimney breast, adding both character and practicality to the space.

**Kitchen:** The kitchen provides a practical layout with wooden worktops and subway-style tiling, along with a range of storage cupboards and space for appliances. Positioned to the rear of the property, the kitchen also offers scope for further improvement or reconfiguration depending on individual requirements.

**First Floor Landing:** A spacious landing area providing access to the first floor bedrooms and family bathroom.

**Bedroom One:** A particularly generous bedroom featuring tall sash windows that allow plenty of natural light into the room. The space retains period charm and benefits from working shutters to the windows, adding both character and practicality.

**Bedroom Two:** A well-proportioned double bedroom featuring an ornate fireplace, built-in storage cupboard and varnished floorboards which add warmth and character to the room. This bedroom also benefits from its own en-suite shower room.

**Family Bathroom:** Fitted with a bath, wash hand basin and WC, with natural light provided by a large sash window.

**Second Floor Landing:** Stairs continue to the second floor where further bedrooms and additional facilities can be found.

**Bedroom Three:** A comfortable bedroom offering flexibility for use as a guest bedroom, study or additional living space.

**Bedroom Four:** Another well-proportioned room which could serve as a bedroom, home office or hobby room depending on individual requirements.

**Bedroom Five:** A further versatile room suitable for use as a bedroom or study.

**Second Floor Cloakroom:** Conveniently fitted with a WC and wash hand basin.

**Separate Shower Room:** Providing additional practicality for the upper floor accommodation.

**Self-Contained Basement Apartment:** Accessed independently via steps at the front of the property, the basement apartment provides its own private accommodation and includes a sitting/dining room, kitchen, bedroom and bathroom, along with access to a private courtyard/lightwell. This space offers excellent flexibility and could be used for guests, extended family or as a potential rental opportunity.

**Storage Areas:** The property benefits from useful storage areas located beneath the street, accessed next to the steps leading to the basement apartment.

**Outside:** To the rear of the property there is a patio area opening onto the gated rear driveway, which is accessed from Albion Street and provides parking for up to two vehicles, a particularly valuable feature for a property located so close to Cheltenham Town Centre.

**Location:** Berkeley Street is conveniently located within easy reach of Cheltenham town centre, offering access to an excellent range of shops, restaurants, cafés and cultural attractions. Cheltenham is renowned for its Regency architecture, world-famous festivals and vibrant lifestyle, while also offering excellent transport links and highly regarded schools.

#### **Additional Details**

**Tenure:** Freehold

**Council Tax Band:** C

**Agents Note:** Please note that the basement flat currently has a leasehold title with a lease length of 974 years remaining. The lease falls under the Freehold title to the building.

**Important Notice:** These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.

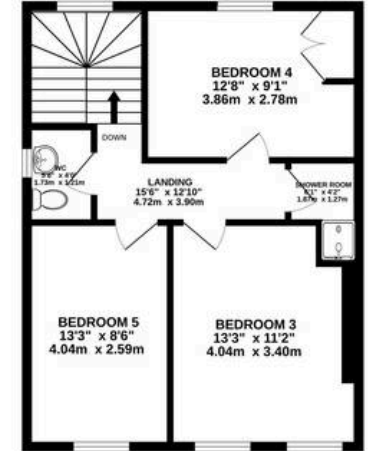
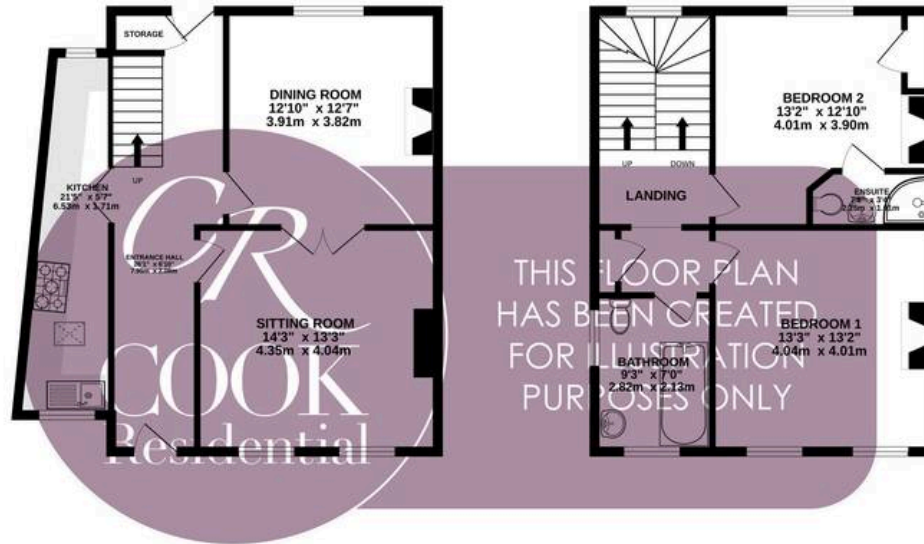
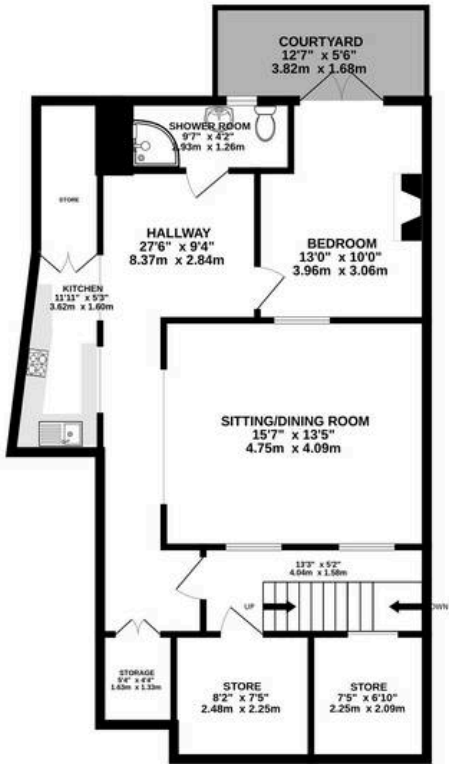


) approx.

GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.

1ST FLOOR  
512 sq.ft. (47.6 sq.m.) approx.

2ND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 2428 sq.ft. (225.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026





## Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street - GL52 2NF

01242 500259 • [enquiries@cookresidential.co.uk](mailto:enquiries@cookresidential.co.uk) • [cookresidential.co.uk](http://cookresidential.co.uk)

For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.