

THE MODERN HOUSE



Cheltenham, Gloucestershire
Sold

Portland Square

This charming mews-style house lies in a quiet yet central position in the regency town of Cheltenham, Gloucestershire. Reclaimed red brickwork forms an attractive architectural profile, while elegant interior touches bring a sense of warmth and retreat. A quiet, private walled garden lies to the back of the house, and to the front, a gated driveway provides secure off-street parking. Ideally located for the town centre, the home is just a short walk from Pittville Park and the racecourse, while the wider rural highlights of the Cotswolds AONB and Wye Valley are easily reached by car in around 30 minutes to the east and west.

The Tour

Approached by a quiet residential road, the house is set back by a paved driveway, with gates providing secure private parking. The primary entrance is set discreetly on the easterly facade, leading through to a series of lateral living spaces.

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Lines of bespoke joinery define the large kitchen, with monochromatic tiling adding a decorative touch and plenty of space for sociable cooking and entertaining. Full-height aluminium windows invite in an excellent quality of natural light throughout the course of the day, and to one side of the kitchen, there is a separate utility room and space for cloakroom storage.

Connecting to the kitchen, the primary living space is set centrally on plan; an inviting, spacious room at the heart of the home, with a wide set of French doors opening directly from here out to the courtyard. Sisal underfoot and a DRU fireplace forms a natural focal point in the autumn and winter months. Full-height doors allow an easy division to the dining room, where shuttered windows usher in a soft light. This room could easily be converted to a second bedroom.

The main bedroom, a quiet and peaceful room on the southerly side, also opens onto the courtyard, with glazed doors providing pleasing views and excellent light. A beautifully finished bathroom, with both a bath and shower, sits adjacent.

The home has operated as a successful holiday rental, details of which can be shared on request.

Outdoor Space

White-washed brick walls form the private courtyard, an inviting outside area with plenty of space for large pots and planters. Facing south, the space is a suntrap in the spring and summer, and makes for the perfect spot to enjoy a morning coffee, evening sundowner, or supper outside. The front driveway and entrance also offer plenty of space for planters and greenery.

The Area

The regency town of Cheltenham is renowned for its festivals of literature, jazz, film, folk music, comedy and science, and a busy racing calendar, including the Gold Cup. Portland Square lies within easy walking distance to the town centre, Cheltenham Spa Station, the famous racecourse, and the historic pump rooms.

Daylesford, Pittville Park, Sandford Parks Lido, and Soho Farmhouse are popular local highlights.

The Cotswolds AONB can be reached in around 30 minutes, with its extensive networks of bridal and walking paths and the Ancient Ways for which the area is well renowned. An impressive smattering of ancient monuments, significant architectural buildings and Neolithic sites are dotted along The Cotswold Way and The Fosse Way, such as Bela's Knap, a Neolithic long barrow; Hailes Abbey; the Jacobean Manor Stanway House and Fountain; Sudeley Valley and Castle and its romantic roman villa.

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Oxford and Stroud are also within easy distance, with further options for shopping, eating, drinking, and excellent schools. Pate's Grammar School, Cheltenham Ladies College, Cheltenham College and Dean Close School also lie within the catchment.

Connections by rail and road are excellent. Cheltenham offers easy access to the A40 and A419 and useful links to the M4. Rail services run from Cheltenham Spa to London Paddington in just over two hours.

Council Tax Band: C



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.