

8 Berkeley Street, Cheltenham, Gloucestershire, GL52 2SY



● Impressive Grade II Listed Period Townhouse ● Five Bedrooms Within The Main House ● Self-Contained One-Bedroom Basement Apartment ● Basement Apartment Held On A Separate Leasehold Title ● Wealth Of Period Character ● EPC D

Guide Price
£700,000

8 Berkeley Street,

Cheltenham, Gloucestershire, GL52 2SY

Key Features



6
Bedrooms



4
Bathrooms



3
Receptions

About the property
Occupying a prominent position within easy reach of Cheltenham town centre, this substantial Grade II listed period townhouse offers an exceptional amount of flexible accommodation arranged across four floors, together with the considerable advantages of a self-contained one-bedroom basement apartment and secure gated off-road parking.

The house retains much of the scale and character associated with its period, with tall sash windows, high ceilings, fireplaces, decorative detailing and an elegant staircase providing a strong sense of the building's history. The accommodation offers excellent proportions throughout and provides a new owner with the opportunity to enhance and personalise the property over time.

The ground floor is approached through a welcoming entrance hall, from which the principal reception rooms are accessed. To the front, the sitting room is an elegant and naturally bright space, with tall sash windows and a feature fireplace creating an attractive focal point.

Alongside is a separate dining room, another generously proportioned reception space that works equally well for formal entertaining or everyday family life. Period detailing continues throughout, including a further fireplace and useful built-in shelving.

The kitchen is positioned towards the rear of the house and is fitted with a range of cabinetry, timber work surfaces and space for appliances, providing a practical everyday workspace whilst also offering scope for future updating to suit individual tastes.

The staircase rises to the first floor, where two particularly generous double bedrooms can be found. The front bedroom enjoys the proportions and tall windows characteristic of the house, while the second double bedroom benefits from its own en-suite shower room. A separate family bathroom completes this level.

The second floor provides three further bedrooms, offering considerable flexibility for family members, guests or home working. A separate shower room and W/C serve the upper floor, making the arrangement particularly practical for a house of this scale.

A significant feature of the property is the self-contained one-bedroom apartment occupying the basement level. Accessed independently, the apartment comprises its own sitting/dining room, kitchen, double bedroom and shower room, together with a private courtyard.

This creates a genuinely independent area of accommodation and offers considerable flexibility for extended family, older children, guests or other independent occupation, subject to any necessary consents.

The basement also incorporates a substantial hallway together with useful storage areas extending beneath the front of the property.

Outside, the private basement courtyard provides useful outdoor space, while to the rear of the building is the particularly valuable benefit of secure gated off-road parking, accessed from Albion Street.

With five bedrooms within the main house, two generous reception rooms, a self-contained one-bedroom apartment and private parking, this property offers a combination of scale, flexibility and central convenience that is increasingly difficult to find. Offered for sale with no onward chain, it presents an exciting opportunity to take on a substantial period home and shape its next chapter.

Tenure / Title information

The property is being sold as the freehold of the entire building, comprising both the main five-bedroom house and the self-contained one-bedroom basement apartment.

We understand that leasehold documents have previously been created for the two individual properties, allowing them to be legally separated if required, for example for mortgage purposes. As currently offered for sale, however, the purchaser will acquire the freehold incorporating both properties.

We are advised by the seller that there are currently no ground rents, service charges, management charges or other typical leasehold charges payable between the two properties.

The existing lease documentation is understood to be relatively brief and a purchaser considering the future separate sale or financing of either property should take independent legal advice regarding the existing title structure and whether more comprehensive lease documentation would be appropriate.

Prospective purchasers should ask their solicitor to verify the precise freehold and leasehold title structure, the terms of the existing leases and any associated rights or obligations as part of their legal enquiries.

Tenure: Freehold, comprising both self-contained properties and subject to the existing leasehold documentation referred to above.

Amenities
Cheltenham is a historic Regency spa town, widely regarded as one of the most desirable locations within Gloucestershire and the gateway to the Cotswolds.

Known for its elegant architecture, tree-lined avenues, cultural festivals and thriving town centre, Cheltenham offers an excellent blend of lifestyle, education, connectivity and green space.

The town provides a wide range of independent shops, restaurants, cafés, leisure facilities and parks, alongside well-known areas including Montpelier, Lansdown, Leckhampton, Tivoli, Pittville and Charlton Kings, each offering their own distinct character.

Cheltenham is particularly renowned for education, with highly regarded schools including Cheltenham College, Cheltenham Ladies' College, Dean Close School, Pate's Grammar School, Balcarras School and Leckhampton High School all contributing to the town's continued popularity with families.

Cheltenham Spa railway station provides direct links to Birmingham, Bristol and London, while the A40, A417 and M5 motorway offer excellent regional connectivity.

Combining Regency character, strong schooling, cultural identity and access to the Cotswolds, Cheltenham continues to attract buyers from across Gloucestershire and beyond.

Additional Information
Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions
From the Perry Bishop Cheltenham office, head north along Bath Road before turning right onto Thirlestaine Road. At the roundabout, turn left onto Old Bath Road, then at the following roundabout take the first exit onto Sandford Road. Turn right onto College Road and continue onto Hewlett Road. Turn left onto Albion Street, then left again onto Berkeley Street, where Number 8 will be found on the left-hand side.

What 3 Words
fires.dining.thanks

Services & Tenure
Tenure - To be advised
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Mains Supply
Heating - Gas

Local Authority
Cheltenham Borough Council
Council tax Band - C

Our reference
CHE260059
28th August 2026

We'd love to hear from you
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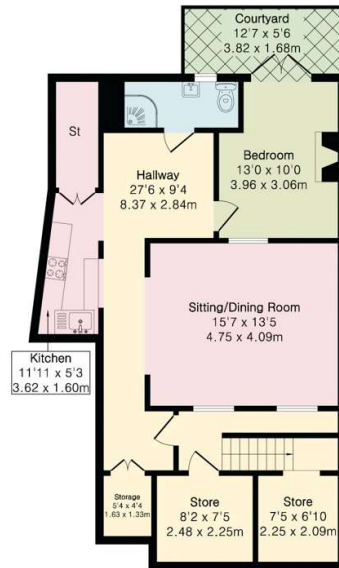




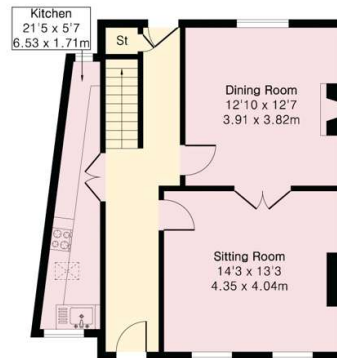


Approximate Gross Internal Area 2428 sq ft - 226 sq m

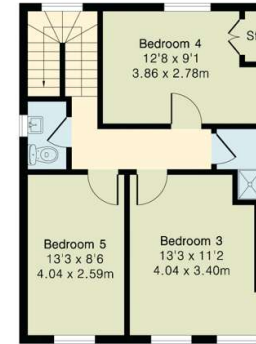
Basement Area 819 sq ft – 76 sq m
 Ground Floor Area 590 sq ft – 55 sq m
 First Floor Area 512 sq ft – 48 sq m
 Second Floor Area 507 sq ft – 47 sq m



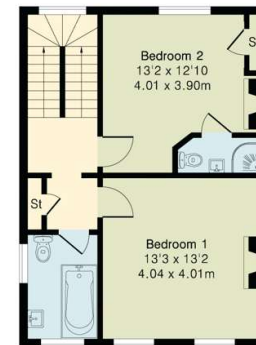
Basement



Ground Floor



Second Floor



First Floor

PerryBishop



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction. **Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

