

Rosehill Street, Cheltenham, Gloucestershire, GL52 6SQ



- Period property arranged over three floors
- Impressive kitchen and dining room
- Comfortable living room
- Character feature throughout
- Rear garden with two patio areas and lawn
- EPC D

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Key Features



About the property

A well-proportioned period home offering flexible accommodation arranged over three floors, combining character features with modern living and a particularly impressive kitchen and dining space.

The ground floor begins with an entrance hall leading through to a comfortable living room positioned to the front of the property. To the rear is a standout kitchen and dining room, forming the natural heart of the home and providing an excellent space for both everyday living and entertaining. A well-appointed bathroom completes the ground floor.

Upstairs, the first floor provides three bedrooms along with a family bathroom, offering practical and well-balanced accommodation.

The basement level adds further versatility, currently arranged as an additional bedroom with useful storage space.

Outside to the front there is a gravelled area enclosed by an iron gate, adding to the character and kerb appeal. The rear garden offers a pleasant outdoor space with two patio areas, an area laid to lawn and established shrubs, creating a private and usable setting for relaxing or entertaining.

A characterful home with flexible living space in a well-established Cheltenham location.

Amenities

Cheltenham is a historic Regency town, often regarded as the gateway to the Cotswolds, and is well known for its strong cultural identity and high quality of life. The town hosts a wide range of nationally recognised festivals throughout the year, including literature, music, jazz, science, food and drink, and National Hunt racing.

The town centre offers an excellent mix of shopping facilities, from independent boutiques to well-known high street brands, alongside a broad range of cafés, restaurants and leisure amenities. Recreational and cultural attractions include theatres, cinemas, golf courses and the renowned Cheltenham Racecourse.

Cheltenham is also well regarded for education, with a variety of highly respected schools in both the state and independent sectors including Cheltenham College, Cheltenham Ladies' College, Dean Close School, Balcarras School, Leckhampton High School and Pate's Grammar School.

Cheltenham is well placed for travel and commuting, with a mainline railway station providing direct services to London and other major cities. The nearby M5 motorway offers convenient access to Bristol, Birmingham and the wider motorway network, while the surrounding countryside and Cotswold villages are easily accessible, making Cheltenham an ideal base for both town and country living.

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 office on Bath Road, head north and turn right onto Thirlestaine Road. Continue ahead before turning left onto Old Bath Road, then take the next right onto Strickland Road. Proceed along Strickland Road and turn left onto Coltham Road, then take the next left into Rosehill Street, where the property will be found on the left-hand side.

What 3 Words

wizard.spirit.vast

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water - Mains Supply

Sewerage - Mains Supply

Gas - Mains Supply

Heating - Gas Central Heating

Local Authority

Cheltenham Borough Council

Council tax Band - C

Our reference

CHE260121

19th March 2026

We'd love to hear from you

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Approximate Gross Internal Area 1312 sq ft - 122 sq m

Basement Area 224 sq ft – 21 sq m
Ground Floor Area 605 sq ft – 56 sq m
First Floor Area 483 sq ft – 45 sq m



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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