

**Fairview Street, Fairview, Cheltenham, Gloucestershire, GL52 2JJ**



Characterful period home across three levels ● Three bedrooms and versatile lower ground floor room ●  
Detached fully insulated home office/studio ● Sitting room with wood-burning stove ●  
Lower ground floor family room/guest space with shower facilities ● EPC To be confirmed ●

# Fairview Street

## Fairview

### Key Features



3  
Bedrooms



2  
Bathrooms



3  
Receptions

### About the property

A beautifully presented period home offering a surprising amount of space, character and flexibility, positioned within the heart of Fairview and complemented by a superb detached home office/studio space.

The property combines character with practical modern living and provides well-arranged accommodation across three levels. To the front, the sitting room creates a comfortable and welcoming space centred around a wood-burning stove, adding a natural focal point and character to the room.

To the rear, the kitchen flows through to a separate dining room with doors opening onto the garden, creating a layout that works well for both everyday living and entertaining. A useful utility area adds further practicality.

The lower ground floor has been converted to create a substantial additional room with adjoining shower facilities, offering excellent flexibility as a family room, guest space, occasional bedroom or work-from-home area depending on requirements.

Upstairs, the first floor provides three bedrooms alongside a generous family bathroom, creating a balanced arrangement suited to a range of buyers.

Outside, the rear garden provides a private space to enjoy and is complemented by a detached outbuilding which has been properly finished with insulation, power and lighting. Currently arranged as a home office, it provides a genuinely useful extension of the accommodation and offers flexibility for home working, hobbies or additional day-to-day living space.

Overall, a characterful home where the versatility of the accommodation and additional detached workspace help it stand apart from more typical period properties.

### Amenities

Cheltenham is a Regency spa town known for its elegant architecture, cultural festivals and strong sense of identity, offering a balance of lifestyle, education and connectivity.

The town combines period character with a well-served centre, with areas such as Montpellier, Tivoli, Leckhampton and Pittville each offering their own distinct feel. There is a wide range of independent cafés, restaurants, shops and green spaces, alongside more comprehensive facilities within the town centre itself.

Cheltenham is also well known for its festivals, including literature, music, science and food, as well as the Cheltenham Festival at the racecourse.

The town is particularly well regarded for education, with a number of established schools including **Cheltenham College**, **Cheltenham Ladies' College**, **Dean Close School**, **Pate's Grammar School**, **Balcarras School** and **High School Leckhampton**.

Transport links are strong, with access to the M5, A40 and Cheltenham Spa railway station providing connections to Birmingham, Bristol, London 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 office on Bath Road, head north and turn right onto Sandford Road, then take the first left onto College Road. Continue along as the road becomes Hewlett Road, then take the first exit at the roundabout onto Fairview Road.

Continue along Fairview Road before turning right onto Fairview Street, where the property will be found on the left-hand side.

What 3 Words ///[treat.waving.before](#)

### Services & Tenure

Tenure - Freehold  
Electricity - Mains Supply  
Water - Mains Supply  
Sewerage - Mains Supply  
Heating - Gas





**Local Authority**  
Cheltenham Borough Council  
Council tax Band - C

**Our reference**  
CHE260223  
27th May 2026

**We'd love to hear from you**  
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**Approximate Gross Internal Area 1286 sq ft - 120 sq m  
(Excluding Outbuilding)**

Lower Ground Floor Area 205 sq ft – 19 sq m  
 Ground Floor Area 567 sq ft – 53 sq m  
 First Floor Area 514 sq ft – 48 sq m  
 Outbuilding Area 127 sq ft – 12 sq m



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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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