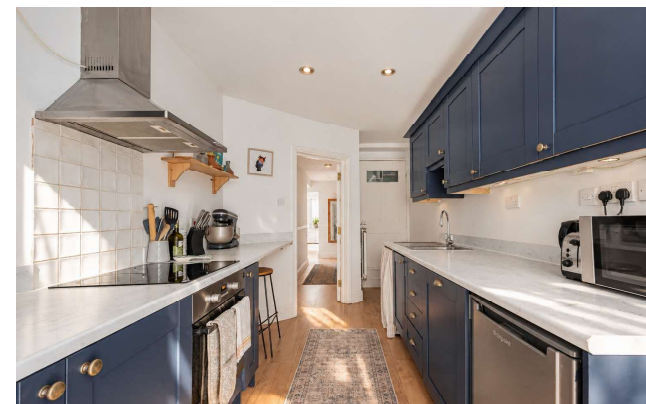


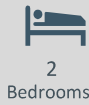
Wellington Street, Cheltenham, Gloucestershire, GL50 1XY



- Two Double Bedrooms • Generous Living Room • Secluded Private Garden • Characterful Period Building •
- Generous Accommodation Throughout • Central Cheltenham Location • EPC To be confirmed

Basement Flat, Garwood Lodge, Wellington Street, Cheltenham, Gloucestershire, GL50 1XY

Key Features



2
Bedrooms



1
Bathrooms



1
Receptions

About the property

Offering considerably more than might ordinarily be expected from a town-centre apartment, this characterful two-bedroom home occupies the lower ground floor of an elegant Grade II listed period building and combines generous accommodation with its own private entrance and a wonderfully secluded garden. The apartment has a pleasing sense of independence. Approached through its own entrance and courtyard, the accommodation extends through the building with the principal living space to the front and both bedrooms positioned towards the quieter garden side.

The living room is a particularly generous reception space, extending to approximately 14ft and benefitting from two sash windows which bring natural light into the room. A period-style fireplace provides an attractive focal point, while the proportions comfortably accommodate substantial seating and additional furniture.

Alongside is the separate kitchen, fitted with a range of contemporary cabinetry and generous work surfaces. A breakfast bar provides useful informal seating, while integrated cooking appliances and good storage make this a practical everyday space.

The hallway continues through the apartment to two well-proportioned double bedrooms. The principal bedroom is particularly comfortable and incorporates an extensive range of fitted wardrobes, while both bedrooms enjoy an outlook towards the private rear garden.

The bathroom has been updated in a smart contemporary style, with a bath and shower over, modern sanitaryware and useful storage.

One of the defining features of the property is undoubtedly its outside space. Immediately adjoining the apartment is a private paved courtyard, creating a natural spot for seating and outdoor dining.

Steps then rise to a further garden which is laid principally to lawn and enclosed by established planting and boundary walls and fencing. For an apartment in such a central setting, having a genuine private garden of this nature is a particularly valuable and unusual feature, providing space to entertain, relax or simply enjoy away from the town centre beyond. Gated pedestrian access is also provided to the rear.

Combining the architectural character of its Grade II listed setting with two genuine double bedrooms, generous living accommodation, independent access and a private garden, this is an apartment that offers much of the practicality and lifestyle more commonly associated with a house.

Amenities

Wellington Street occupies an exceptionally convenient position in the heart of Cheltenham, placing the town's extensive range of shops, restaurants, cafés and cultural attractions within easy walking distance.

The Promenade and Montpellier are close by, offering a superb collection of independent boutiques, restaurants and bars, while nearby Pittville Park provides extensive green space, leisure facilities and pleasant walking routes. Cheltenham's renowned theatres and festivals also contribute to the town's vibrant year-round appeal.

For commuters, Cheltenham Spa railway station provides direct services to London Paddington, Birmingham, Bristol and beyond, while the A40 and M5 offer convenient road connections throughout the region.

Combining a highly central setting with the privacy of its own garden, the property is particularly well placed for buyers wanting to enjoy Cheltenham on foot while retaining a genuine sense of outdoor space at home.

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 our Cheltenham office at 140 Bath Road, proceed north along Bath Road towards the town centre. Continue for approximately half a mile before turning left onto Oriel Road. After a short distance, turn right onto Wellington Street, where the property will be found on the right-hand side.

What 3 Words: **jokes.fear.before**

Services & Tenure

Tenure - Share of Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Gas

Local Authority – Cheltenham Borough Council

Council tax Band - B

Our reference

CHE260457

11th September 2026

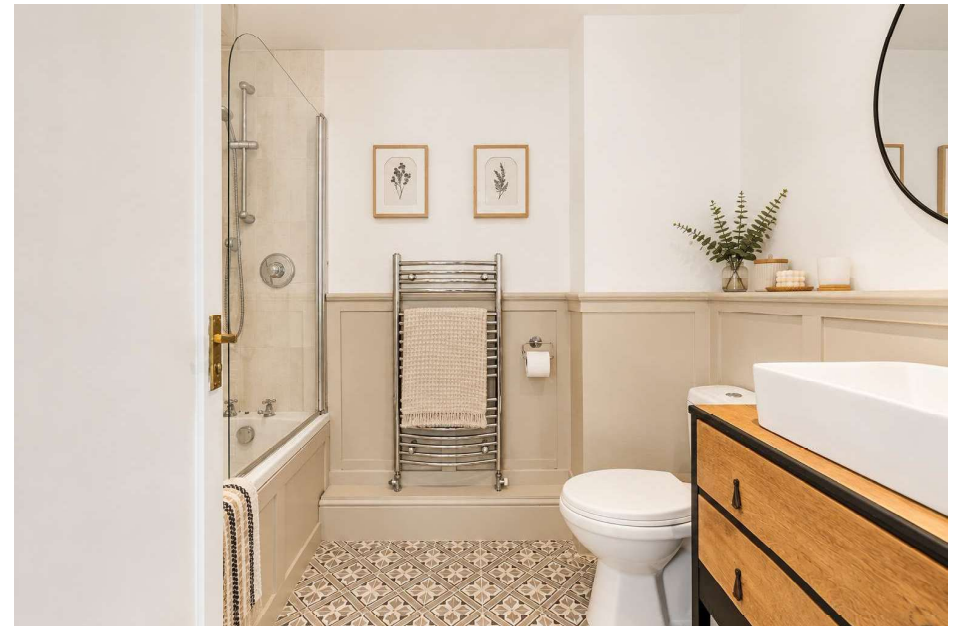
We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

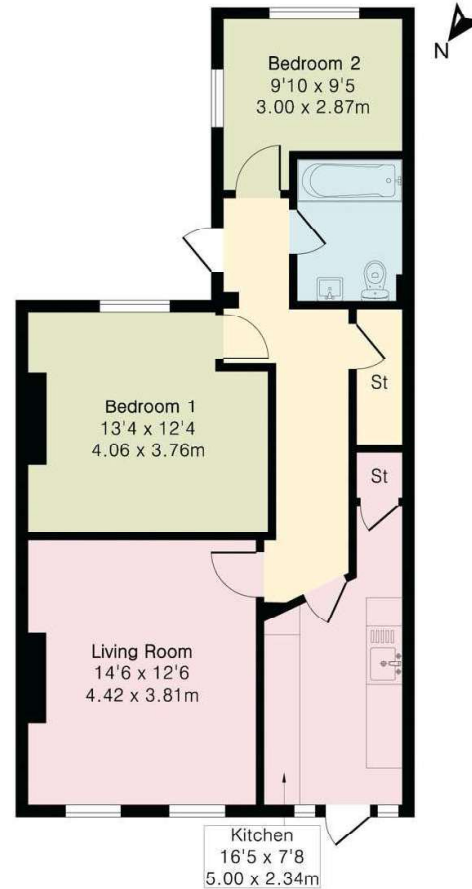
E: cheltenham@perrybishop.co.uk







Approximate Gross Internal Area 713 sq ft - 66 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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