

KINGSMUIR

PITTVILLE CIRCUS, CHELTENHAM, GLOUCESTERSHIRE, GL52 2PU





Kingsmuir is a substantial semi-detached villa requiring complete refurbishment, extending to over 6,000sq.ft., showcasing an abundance of period features and occupying an enviable position on Pittville Circus with delightful views over the same.

Believed to date from the mid-1800's, Kingsmuir is a Grade II Listed property approached via impressive gate piers, which open onto a gravel driveway leading to a detached single garage.

Stone steps rise to a recessed porch and an imposing front door which opens into a spacious reception hall. The original staircase remains in situ, one of many features Kingsmuir retains.

The accommodation is extensive and arranged over four floors, offering impressive flexibility and scale. The building is sub-divided into a collection of en-suite bedrooms; for ease, these are referenced below under separate headings.

Lower Ground Floor

- 5 x en-suite bedrooms (3 with kitchenettes).
- Kitchen shared by remaining 2 bedrooms.
- Cloakroom & boiler room.

Raised Ground Floor

- 2 x en-suite bedrooms.
- Kitchen and sitting room overlooking the largely lawned garden to the rear.
- Bathroom & door into the garden.

First Floor

- 6 x en-suite bedrooms (1 with separate living room).
- Kitchen & office on the mezzanine landings.

Second Floor

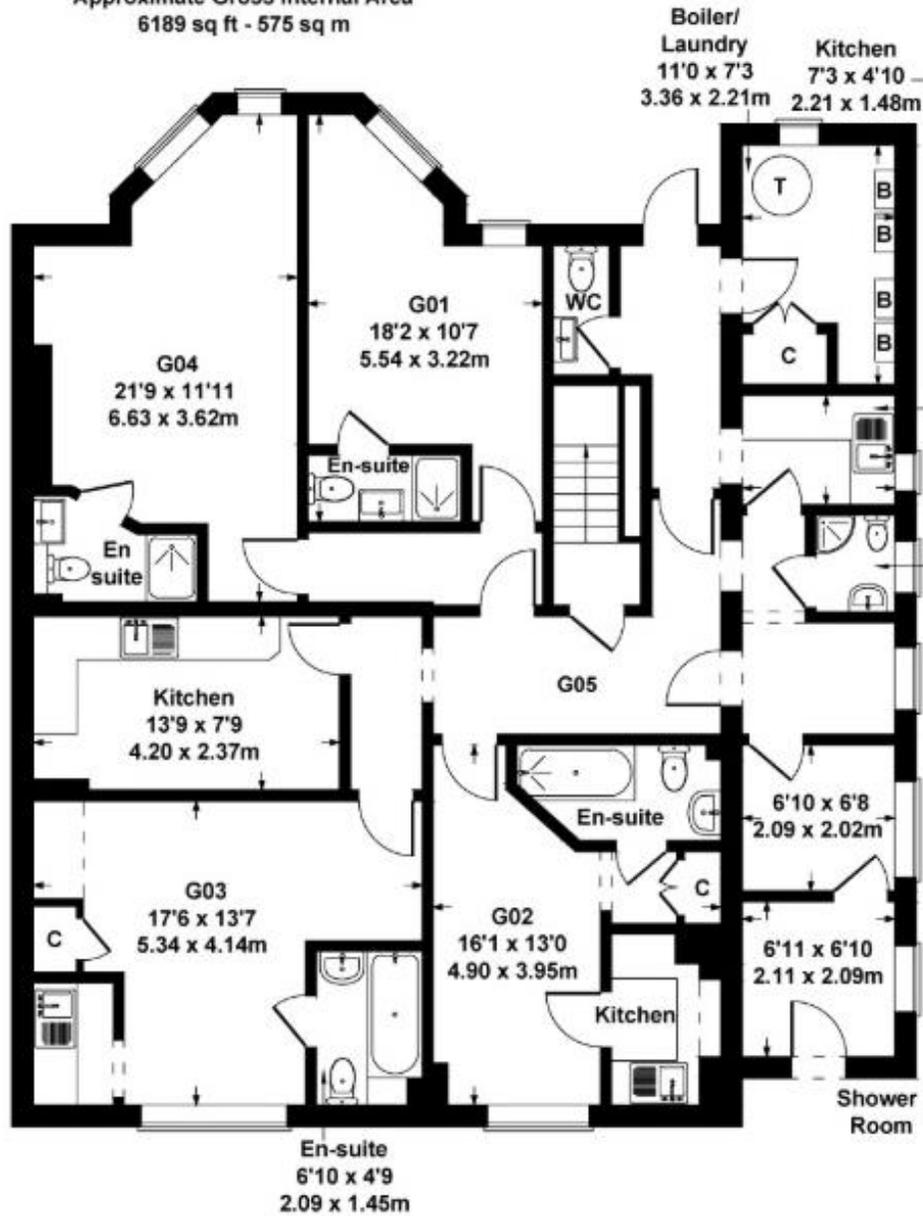
- Presently arranged as a self-contained 3-bedroom, 2-bathroom apartment.



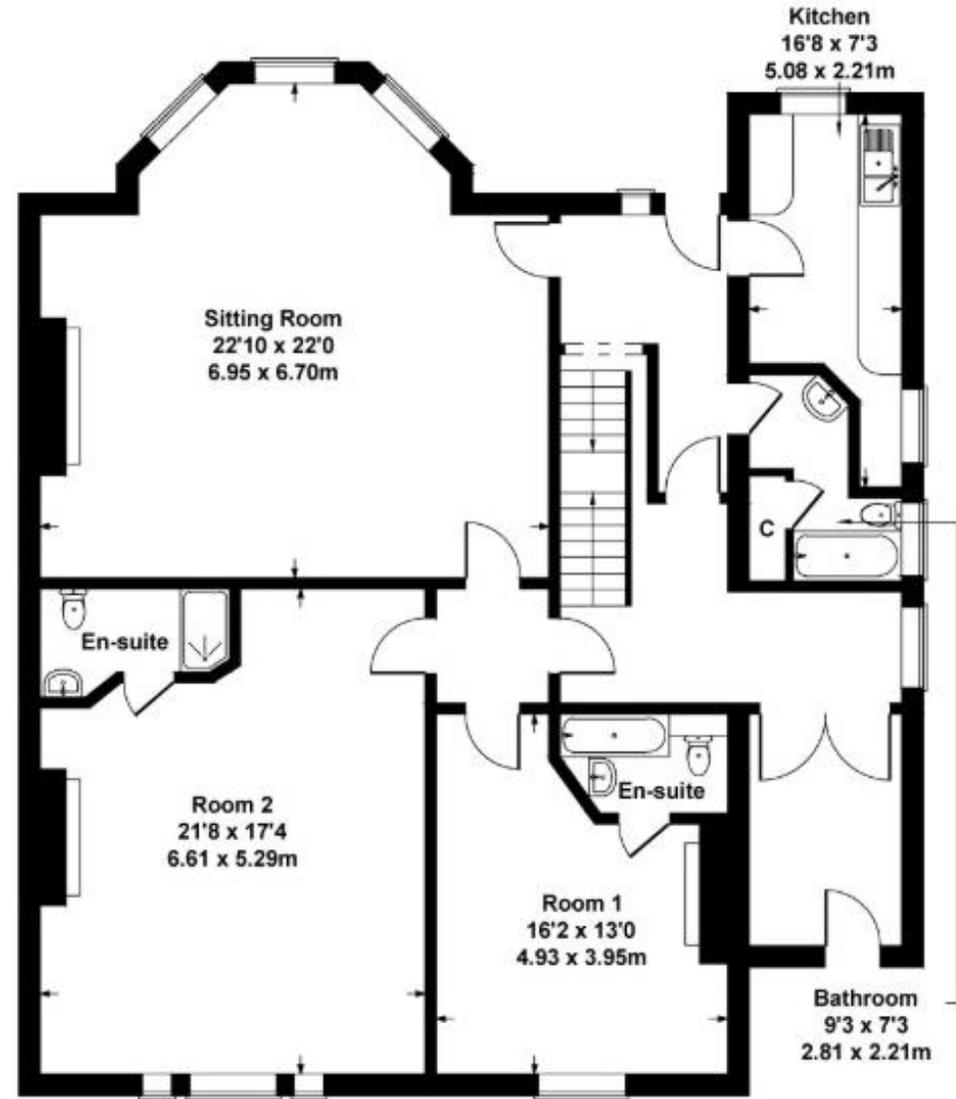


Kingsmuir

Approximate Gross Internal Area
6189 sq ft - 575 sq m

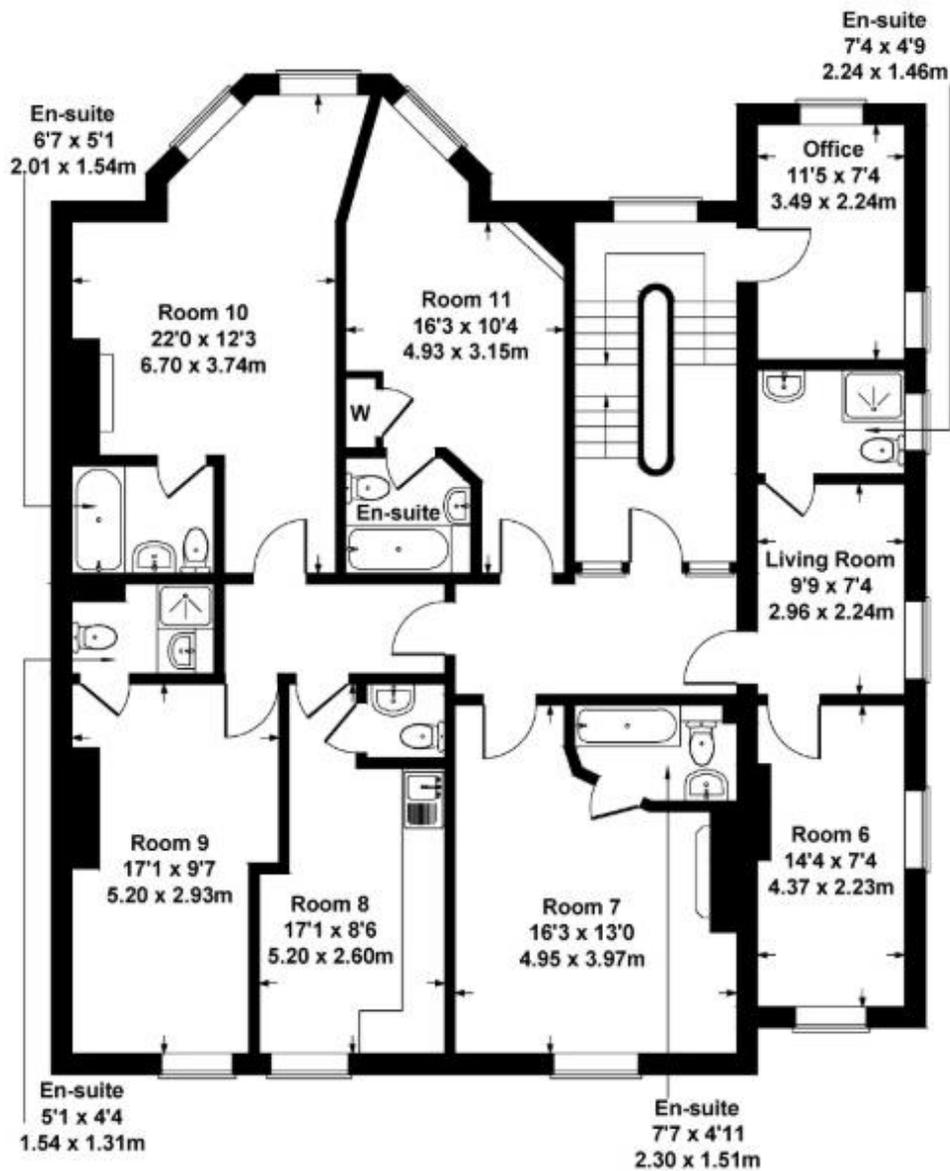


LOWER GROUND FLOOR



GROUND FLOOR





FIRST FLOOR



SECOND FLOOR



LOCATION

Situated on the highly sought-after Pittville Circus, this property enjoys an enviable location in one of the town's most attractive residential areas, steeped in Regency charm and close to an excellent range of local amenities and facilities. A short stroll will take you to Pittville Park, one of the towns largest green spaces with ornamental lakes, play areas and leisure amenities. You're also within easy reach of boutique shops, cafés and everyday conveniences, while the town centre, with its diverse high street, restaurants and cultural attractions, is easily accessible on foot.

GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property. The property is heated by several gas boilers on the lower ground floor.

RATEABLE VALUE

£8,400.00pa. from April 2026.

VIEWINGS

Strictly by prior appointment through
Charles Lear & Co. on
01242 222722.

Charles Lear & Co.

103 Promenade | Cheltenham | Gloucestershire | GL50 1NW
+44 (0)1242 222722 | sales@charleslear.co.uk | charleslear.co.uk

