

77 ST. GEORGES PLACE,
CHELTENHAM, GLOUCESTERSHIRE, GL50 3PP





A handsome detached period villa occupying an enviable position on St George's Place, within easy walking distance of the Promenade, Montpellier, the town centre and Cheltenham's leading independent schools.

Extending to approximately 2,346sq.ft. and arranged over four floors, the house provides six bedrooms, three bath/shower rooms, an impressive sitting room, contemporary kitchen/dining room and a useful lower ground floor incorporating games and television rooms. The property is presented in excellent order throughout, combining attractive period architecture with a contemporary finish.

There is tandem off-road parking for two cars and a west-facing town garden, a particularly valuable combination for such a central town property.

Currently operated as a successful short-term holiday let, the property has generated the following income in recent years:

2023 - £96,773
2024 - £110,289
2025 - £108,635
To end September 2026 - £83,371

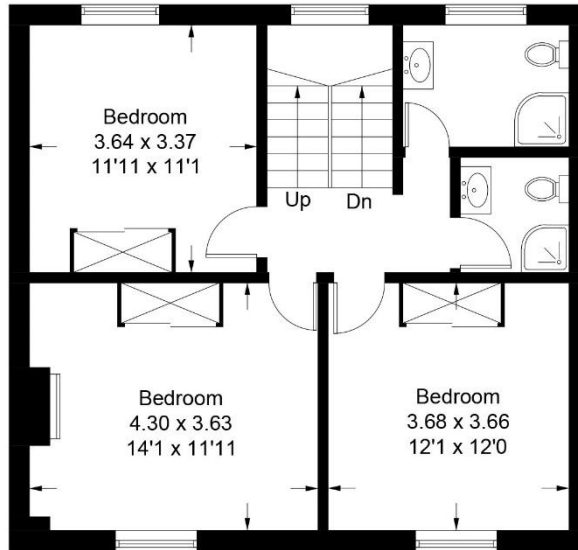
The established income provides an additional attraction to this appealing period house, whilst the property also offers the flexibility to be enjoyed as a private home without any work required.

The location is particularly well suited to families, with Cheltenham Ladies' College, Cheltenham College and Dean Close School all within walking distance, whilst the restaurants, cafés, shops and cultural attractions of central Cheltenham are close at hand.

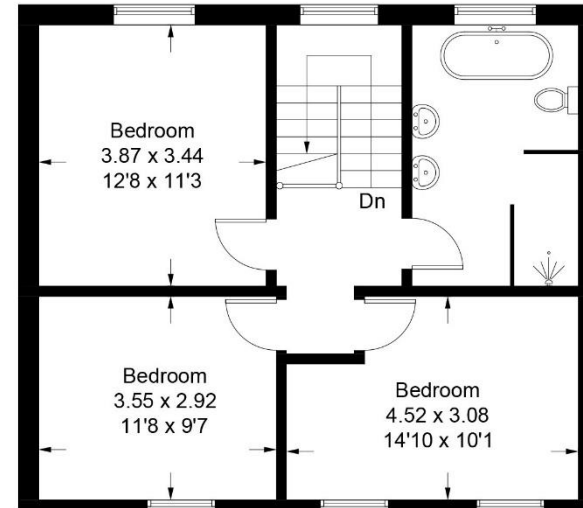




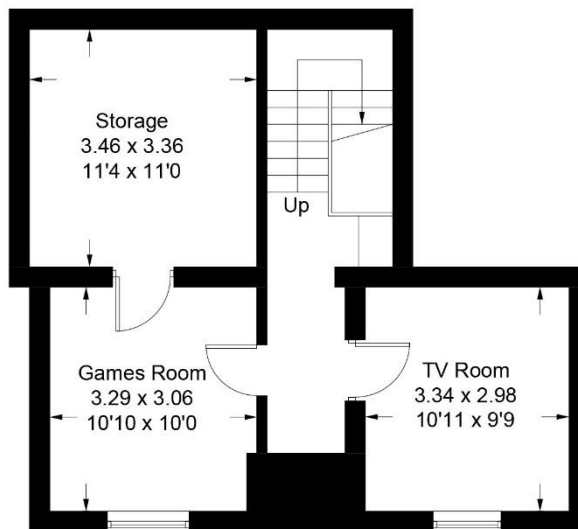
Approximate Gross Internal Area = 218.0 sq m / 2346 sq ft



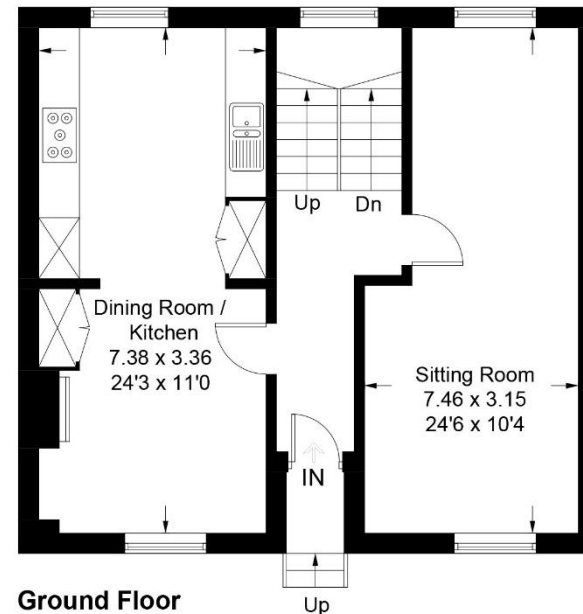
First Floor



Second Floor



Lower Ground Floor



Ground Floor



GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property.

EPC

Current – 60 (D).

Potential – 83 (B).

COUNCIL TAX BAND

(F) - £3,403.33 (2026/2027).

TENURE

Freehold.

VIEWINGS

Strictly by prior appointment through the sole agents, 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

