



26 Imperial Square  
Cheltenham | Gloucestershire | GL50 1QZ



# 26 IMPERIAL SQUARE



*A distinguished Grade II\* Listed four-storey residence centrally situated on this iconic terrace with commanding views over Imperial Square, offering an exceptional opportunity for renovation and modern updates.*







# ACCOMMODATION SUMMARY

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Nestled gracefully within the distinguished setting of Imperial Square, No. 26 stands as a fine example of a traditional Grade II\* Listed Georgian townhouse. Commanding an enviable position overlooking the beautifully landscaped Imperial Square Gardens and the historic town hall, this elegant, terraced residence offers a wealth of charm and an abundance of living space, arranged thoughtfully across four floors, including a separate apartment/office space with separate access.

The home presents a remarkable opportunity for restoration, offering the potential to create a truly exquisite and substantial family dwelling in the very heart of sought-after Cheltenham. A mere stroll from the town's most celebrated establishments, including the Ivy Brasserie, John Lewis, and the iconic 131 The Promenade, the property is also ideally positioned for those who enjoy the town's renowned festivals.

This distinguished home features up to six bedrooms, depending on configuration, complemented by four bathrooms. The kitchen, situated on the ground floor, opens onto a delightful courtyard garden via a charming spiral staircase. Of particular note is the first floor drawing room – a magnificent space showcasing period elegance, with high ceilings, intricate cornicing, and a grand sash window that leads onto a decorative wrought-iron balcony. From this vantage point, one can enjoy sweeping views across the verdant gardens below, evoking the timeless grace of Regency-era living. Throughout, the property retains a host of original features, offering a rare blend of character, history, and potential.

## KEY FEATURES

- Restoration opportunity
- Prime location
- Vacant possession
- Off-street parking
- Period features throughout
- Separate apartment/office space
- No onward chain







# SELLER INSIGHT

“ When I first came across 26 Imperial Square, I was immediately drawn to its smart location - both residential and office use were options, making it a versatile and practical choice. Situated in the heart of Cheltenham, it offered not just a home, but a lifestyle, with its prime position in the terrace overlooking the beautifully maintained Imperial Square Gardens and benefits from its close proximity to a number of fine restaurants.

One of the greatest joys of living here has been the grandeur of the Georgian architecture. The large, spacious rooms provide a sense of openness and light, with the drawing room being a particular highlight. From its windows, I can enjoy a picturesque view of the gardens, which are carefully tended by Cheltenham Borough Council throughout the year, ensuring they are always in pristine condition. Beyond the home's elegant interiors, the outdoor space offers a perfect balance of openness and privacy, as well as the car parking space via a rear entrance this is a huge benefit to such a central location.

The garden area is screened just enough to feel secluded while still allowing the beauty of the surroundings to shine through. It's a peaceful retreat, whether for quiet relaxation or entertaining guests.

Hosting has been an unforgettable part of life here. Our Twelfth Night gatherings were a highlight, bringing together 20 to 30 friends and neighbours before moving on to the Queens Hotel for a seasonal ball. These events weren't just social occasions - they were a reflection of the vibrant and welcoming community that surrounds Imperial Square.

That sense of community is something truly special. The neighbours are not only friendly but also deeply invested in the area's heritage. A local group, known as the ISG, came together to reinstate the historic iron railings around the square, a testament to the shared appreciation for preserving the charm and character of our surroundings.

Living at 26 Imperial Square has been more than just residing in a beautiful home - it has been an experience of history, elegance, and genuine connection. For anyone looking to become part of a close-knit and distinguished community, this place offers something truly exceptional.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













































# OUTSIDE

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The rear garden is a particular highlight, thoughtfully designed in the style of a classic walled courtyard, perfect for al fresco dining and tranquil outdoor relaxation. Accessible from both the ground floor kitchen and the lower ground floor apartment, the garden provides a private oasis amidst the vibrant heart of the town. Secure folding shutter gates lead to a private single parking space, ensuring both convenience and seclusion.







# LOCATION

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Steeped in heritage and refinement, Cheltenham is one of England's most picturesque Regency towns, nestled between the rolling Cotswold Hills and the scenic Wye Valley. Celebrated for its outstanding schools, including Cheltenham College, Cheltenham Ladies' College, Dean Close, and the highly acclaimed Pates Grammar School, the town offers an exceptional standard of education.

For those who appreciate the finer things in life, Cheltenham presents a wealth of Michelin-starred restaurants, sophisticated boutiques, stylish bars, and luxury salons. Art and history enthusiasts will delight in The Wilson, the town's beautifully restored museum and gallery, while culture lovers will find an array of performances hosted at Cheltenham's concert halls and theatres throughout the year.

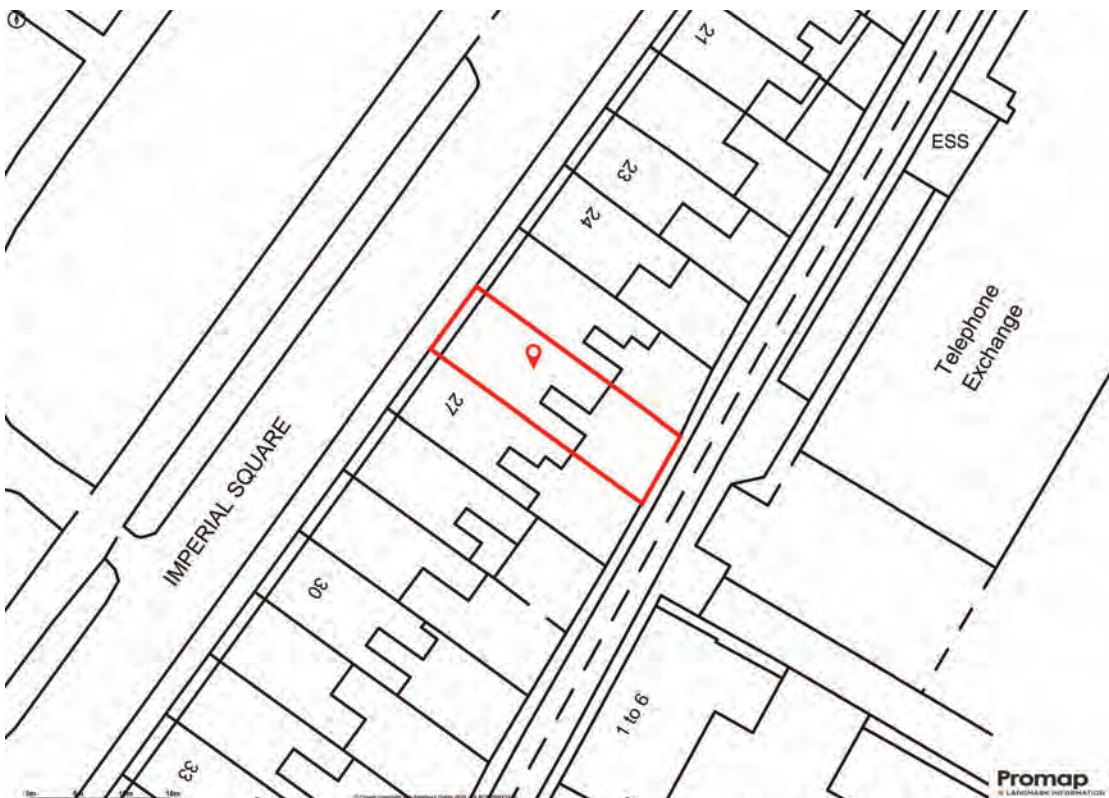
The town's vibrant social calendar is second to none, with an array of celebrated festivals covering literature, science, food, and music. Among the most cherished is the renowned Cheltenham Jazz Festival, which has welcomed luminaries such as Van Morrison, Jamie Cullum, and Jools Holland. And, of course, no mention of Cheltenham would be complete without reference to its crowning jewel - the Cheltenham Festival. This premier event in the National Hunt calendar culminates in the prestigious Cheltenham Gold Cup, drawing thousands of visitors from around the world and firmly establishing the town as a hub of culture, excitement, and refinement.

A truly remarkable opportunity to acquire a home of distinction in an unparalleled setting, No. 26 Imperial Square is a rare gem awaiting its next custodian to restore and cherish its heritage for generations to come.









# KEY INFORMATION

## Services, Utilities & Property Information

**Utilities** – Mains gas, electricity, water, and drainage.

**Tenure** – Freehold

**Property Type** – Grade II\* Listed Georgian townhouse

**Construction Type** – Standard – brick & tile

**Council Tax** – Cheltenham Borough Council

**Council Tax Band** G

**Parking** – Off-road parking for one car at the rear of the property. Significant capacity for off-road parking to front and rear of property.

**Mobile phone coverage** – 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

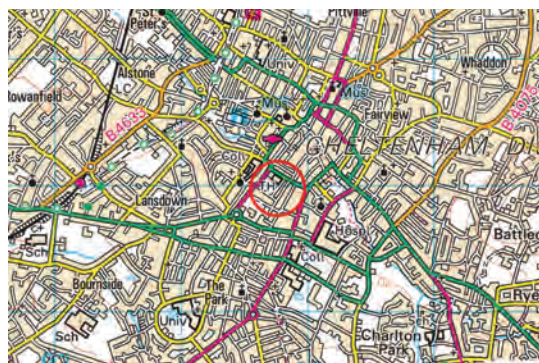
**Internet connection** – Ultrafast FTTP Broadband connection available- we advise you to check with your provider.

**Special Notes** – The property is situated in a conservation area.

**Directions** – The property is centrally located in Cheltenham, near Imperial Square and the Town Hall.

**Viewing Arrangements** – Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648 748 or 01242 650 974 – kathrynanderson@fineandcountry.com.

**Website** – For more information visit <https://www.fineandcountry.co.uk/cheltenham-gloucester-and-tewkesbury-estate-agents>







EPC Exempt

GROSS INTERNAL AREA: 4459 sq ft, 415 m<sup>2</sup>

**OVERALL TOTALS: 4459 sq ft, 415 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



## KATHRYN ANDERSON PARTNER AGENT

Fine & Country Cheltenham, Gloucester & Tewkesbury  
T: 01242 650974 | Mobile: 07979 648748  
email: [kathryn.anderson@fineandcountry.com](mailto:kathryn.anderson@fineandcountry.com)

I am a Partner Agent for Fine & Country Cotswolds and Cheltenham. I've lived in the Cotswolds for over 30 years and have a wealth of experience and knowledge in the property industry. I've worked for both corporate and independent high end Estate Agents around the Cotswolds, South Oxfordshire and Cheltenham area with over 20 years' experience.

With a personable dedicated honest approach, I understand the intricacies for both sellers and buyers in an ever-changing market. I strive to make things as simple and stress free as possible for all my clients which has earned me many returning vendors in the past.

When not at work, I enjoy life in the Cotswolds going on country walks with my dog Fleur, property renovation, swimming, tennis, good restaurants and fine wine!

*"Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient."*

*"Kathryn Anderson is the most competent agent I have ever dealt with, she's amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn't hesitate to use her again, in fact I wouldn't consider using anyone else. Good job Kathryn you are fabulous!"*

THE FINE & COUNTRY  
FOUNDATION

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Fine & Country Cheltenham, Gloucester & Tewkesbury  
Harley House, 29 Cambray Place, Cheltenham, Gloucestershire GL50 1JN  
01242 650974 | [cheltenham@fineandcountry.com](mailto:cheltenham@fineandcountry.com)

