

79 MONTPELLIER TERRACE,
CHELTENHAM, GLOUCESTERSHIRE, GL50 1XA

 Charles Lear



79 MONTPELLIER TERRACE

Located within the vibrant Montpelier district this impressive townhouse showcases Regency architecture at its finest, the property retains a vast amount of period features including delicate plasterwork cornicing, marble and cast iron fire places and deep sash window flooding the rooms with light, the property is also noted as being the oldest on the terrace dating from c.1805.

- Grade II Listed townhouse with accommodation arranged over four floors including a self-contained one bed apartment with front and rear access together with its own private courtyard garden
- Reception hall with doors to the two principal reception rooms, a cloakroom, valuable under stair storage and the original cantilever staircase
- Drawing room with two full height sash windows, a functioning fireplace and an adjoining formal dining room overlooking the south facing rear garden
- Wonderful family kitchen with doors to the garden and an unusual curved multi-paned window
- Mezzanine level cloakroom, four bedrooms, arranged over the two upper floors and two bath shower rooms including the most impressive principal suite with walk in wardrobes
- Detached 24' garage including a workshop

Discreetly set back from one of Cheltenham's premier roads this sizeable dressed stone town house has been a much-loved family home for many years. This wonderful property provides versatile living accommodation approaching 3,300sq.ft. including a very useful self-contained apartment with its own access, and at the rear of the property is a sublime part walled south facing garden with a superb 24' detached garage/workshop.





SITUATION

This fine home is located in a prime position equidistant to the excellent selection of independent shops, wine bars, restaurants and cafes in Montpellier, Suffolk's, the Bath Road and the town's Promenade. The property is also well placed for access to some of Cheltenham's most revered schools including Cheltenham College, Cheltenham Ladies' College and Dean Close all of which are in walking distance. Other nearby amenities include Sandford Park Lido, the Everyman & Playhouse Theatres, Montpellier and Imperial Gardens, where numerous popular festivals are held throughout the year.

GENERAL INFORMATION

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

Local Authority:

Cheltenham Borough Council: 01242 262626

Council Tax Band: (G) - £3,259.20 pa. (2023/2024).

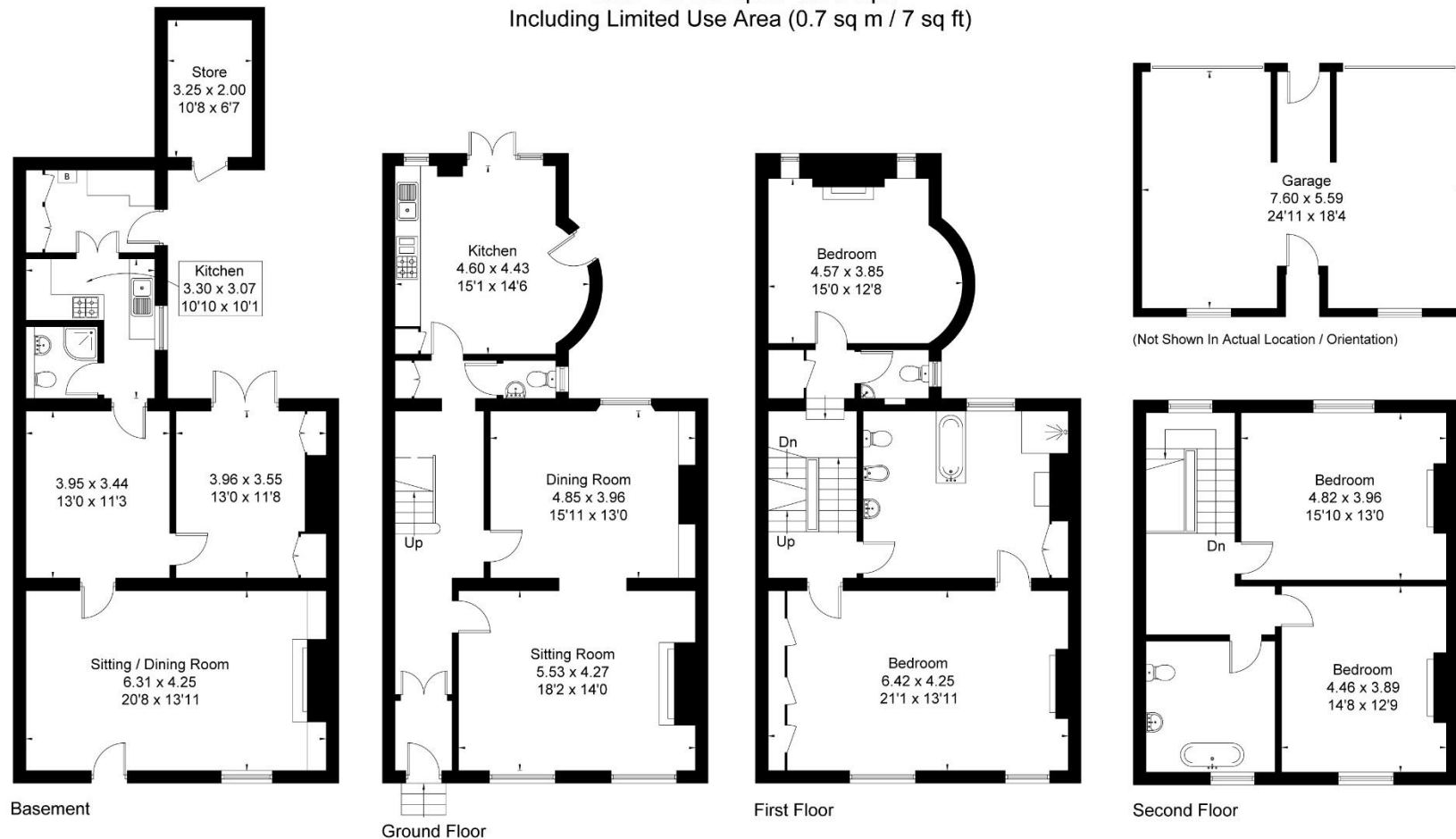
EPC Rating: Exempt due to Listed status.

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Area = 228.4 sq m / 2458 sq ft
 Basement = 78.1 sq m / 841 sq ft
 Garage = 41.4 sq m / 446 sq ft
 Store = 6.6 sq m / 71 sq ft
 Total = 354.5 sq m / 3816 sq ft
 Including Limited Use Area (0.7 sq m / 7 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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