

33 MONTPELLIER TERRACE,  
CHELTENHAM, GLOUCESTERSHIRE, GL50 1UX

 Charles Lear



## 33 MONTPELLIER TERRACE

An exquisite townhouse full of charm and original character features in an enviable location overlooking Montpellier Gardens. With accommodation, including five bedrooms, arranged over four floors, this fine home measures 2,727sq.ft. and offers a south facing courtyard garden to the rear.

### SITUATION

Set back from the road and approached via a wrought iron gate and steps up to the front door, The Montpellier Townhouse enjoys a wide reception hall with ornate cornice, beautifully proportioned double drawing room with parliamentary doors and a shower room, offering the potential for a sixth bedroom if required. Also on the raised ground floor is a cloakroom. The lower ground floor plays host to a spacious and surprising light open-plan kitchen/dining room, together with a utility room and store. The first floor has a magnificent principal bedroom enjoying three full sash windows overlooking Montpellier Gardens together with an en-suite shower room and fitted wardrobe. Also on the first floor is a further bedroom with a modern en-suite bathroom and fitted wardrobes whilst on the mezzanine there is a cloak/utility room. The top floor provides three further bedrooms, two of which are particularly generous double bedrooms, all of which have en-suites. Outside and to the rear is a small but pretty and sunny south facing courtyard garden with pedestrian access onto Back Montpellier Terrace. Permit parking is available to the front and rear of the property.

Agents note: 33 Montpellier Terrace is Grade II Listed.





### 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: (TBC) - £ TBC pa. (2023/2024).

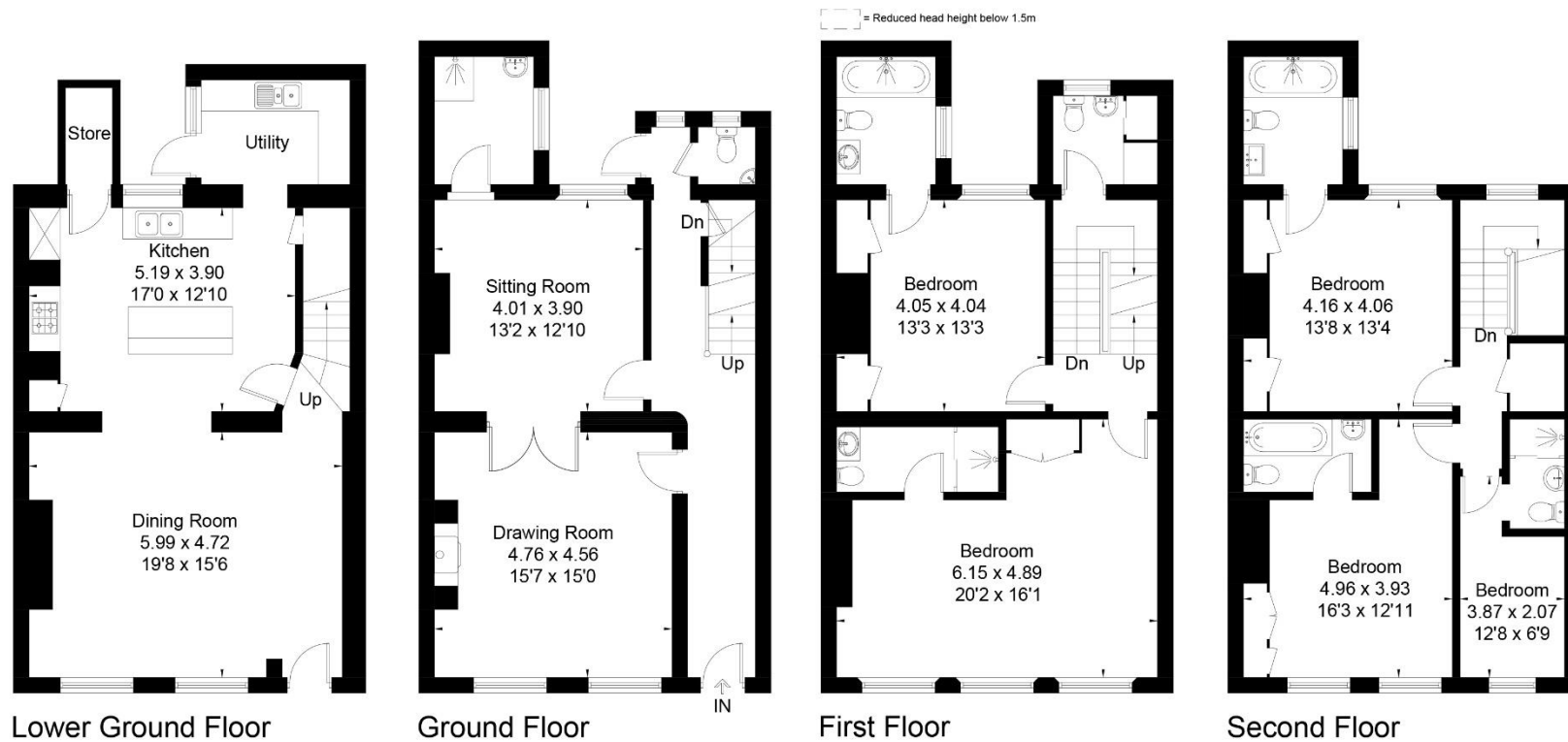
EPC Rating: Exempt due to Grade II Listed status.

### VIEWINGS

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



Approximate Floor Area = 253.4 sq m / 2727 sq ft  
(Excluding Store)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63934