

7 PRIORY TERRACE,
CHELTENHAM, GLOUCESTERSHIRE, GL52 6DS

 Charles Lear



7 PRIORY TERRACE

A rare opportunity to acquire an outstanding Grade II listed Regency townhouse offered in exceptional condition, full of style, charm and character retaining a vast array of beautifully preserved period features complemented by a large, well-stocked south west facing garden with a garden room/home office located within a ten minute walk of the town centre.

- Exquisite regency townhouse forming part of a small terrace of just fifteen period homes, centrally yet peacefully located within walking distance of many of the town's most popular amenities
- Welcoming reception hall leading to a stunning double drawing room retaining the original period mouldings, fireplaces and the parliamentary doors
- A cosy garden room with double doors to the garden
- Impressive open plan dual aspect kitchen/breakfast room with an adjoining large utility room with a wet room off and in addition there is a useful home office
- Three first floor bedrooms, two of which are well proportioned doubles, a charming bathroom and a separate cloakroom
- Outstanding, well stocked, generous south westerly facing garden with a garden room/home office
- The area benefits from a residents permit parking scheme and there is the added potential to create one off road parking space at the rear of the property which is accessed by a residents gated private lane

An incredibly special property, beautifully presented with well-balanced accommodation laid out over three floors with the addition of a fabulous south westerly facing garden with a stunning home office and the opportunity to create an off road parking space at the rear.





SITUATION

This much admired terrace is located opposite Highbury Church, a landmark in the area, between Carlton Street and Oxford Parade. A remarkably peaceful location the property is conveniently located for some of the town's main transport links including the A40 to the Cotswold's Oxford and London and the M5 at Junction 11a. Some of the town's most popular amenities are close by including the excellent shops on the Promenade and in Montpellier, the lido and beautiful parks, also in proximity are two excellent primary schools as well as being a fifteen minute stroll of revered Cheltenham College.

GENERAL INFORMATION

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

Local Authority: Cheltenham Borough Council
Council Tax Band: F - £3,099.17 pa. (2024/2025)
EPC Rating: Exempt due to listing.

VIEWINGS

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

Approximate Gross Internal Area 2565 sq ft – 239 sq m
 Lower Ground Floor Area 625 sq ft – 58 sq m
 Upper Ground Floor Area 655 sq ft – 61 sq m
 First Floor Area 655 sq ft – 61 sq m
 Loft Area 452 sq ft – 42 sq m
 Vault Area 49 sq ft – 5 sq m
 Outbuilding Area 129 sq ft – 12 sq m

