

WELL HOUSE, WELL PLACE,  
CHELTENHAM, GLOUCESTERSHIRE, GL50 2PJ

 Charles Lear



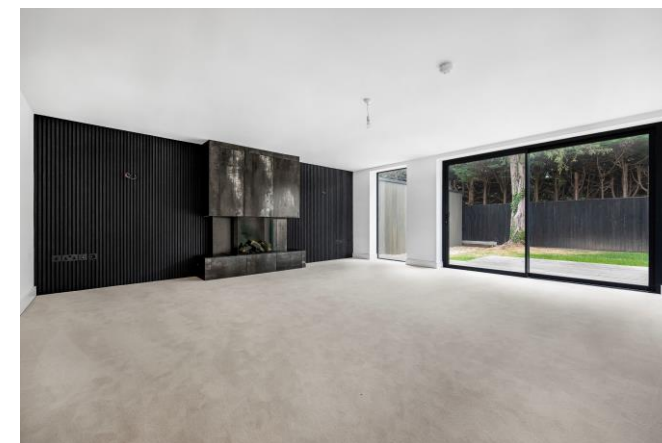


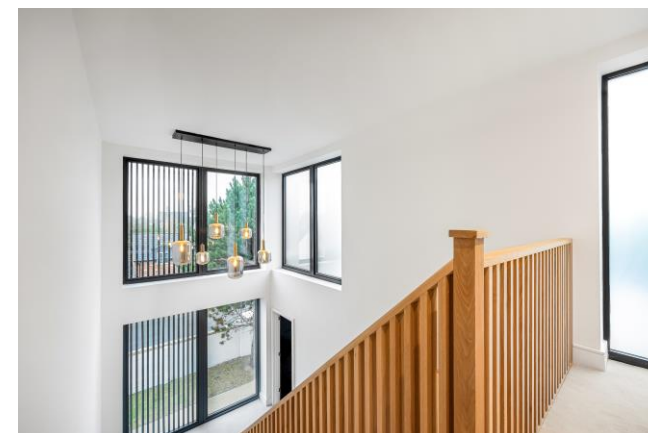
## WELL HOUSE, WELL PLACE

Situated just a short stroll from the fashionable Montpellier district, Well House is a highly individual detached dwelling constructed by an esteemed local builder and offering versatile accommodation in excess of 3600sqft. Finished with a careful eye to detail throughout, this superb home is arranged over three floors and is discreetly tucked away behind electric gates.

- A superb example of contemporary living located in the heart of the town's most sought after districts
- Generous accommodation set over three floors with five bedrooms arranged over the upper two floors
- Spacious and welcoming reception hall with a door to the snug/home office and cloaks/utility room
- 30'1 x 29'8 open plan kitchen/dining/family room with a dual aspect, large island peninsula, doors into the garden along with an further 20' reception room
- Four first floor double bedrooms, three of which have built in wardrobes & three bath/shower rooms and a further family bathroom
- Exceptional second floor principal bedroom suite with a walk in dressing area and an incredible ensuite with a walk through shower, freestanding bath and double sink.
- Gated private driveway, garaging, generous parking and low maintenance town gardens

This is a rare opportunity to acquire a stunning and luxurious property situated in the centre of the town close to excellent schools including Cheltenham Ladies College and the vibrant Montpellier, Lansdown and Tivoli districts. Constructed by a highly respected builder to exacting standards, the property sits in a lovely plot and benefits from a landscaped rear garden, gated off road parking and a detached garage.





### SITUATION

This fantastic contemporary home is located in the heart of the town, on a quiet road and discreetly tucked away behind electric gates. The location is convenient for access to vibrant Montpellier with its many restaurants, cafés and bars, the Promenade offering which offers excellent shopping and both Tivoli and the Suffolk's home to a wide range of independent shops, café's and bars. The location is also favourable for access to some of the town's finest schools including world renowned Cheltenham Ladies College, Dean Close & Cheltenham College. The nearest transport links are within one mile including the M5 at Junction 11 and Cheltenham Spa railway station.

### GENERAL INFORMATION

Services:  
Mains water, electricity and drainage are connected and the property benefits from an air source heat pump to provide cost effective heating and hot water

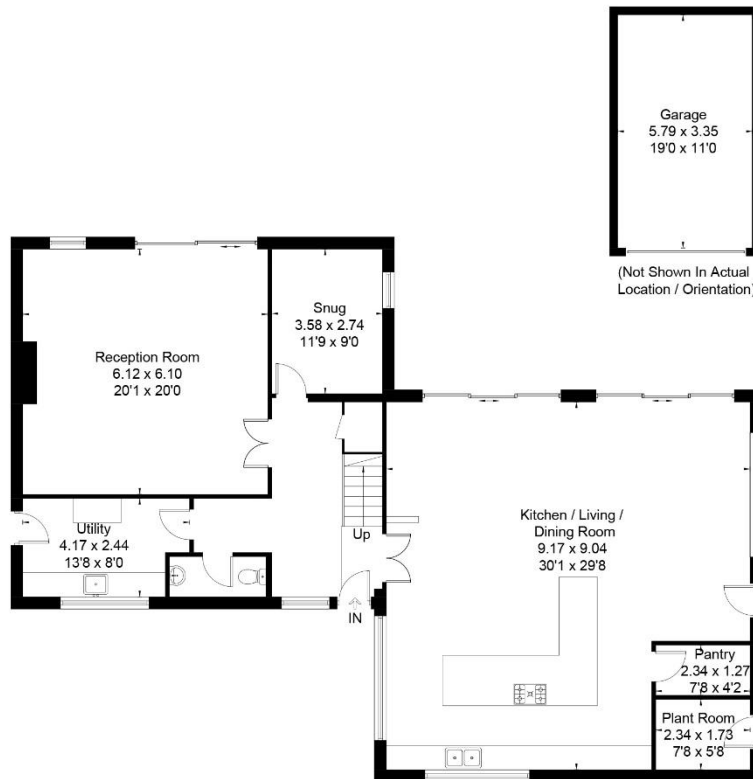
Cheltenham Borough Council: 01242 262626.  
Council Tax Band: G - £3,575.97 pa. 2024/2025.  
EPC Rating: TBC

### VIEWINGS

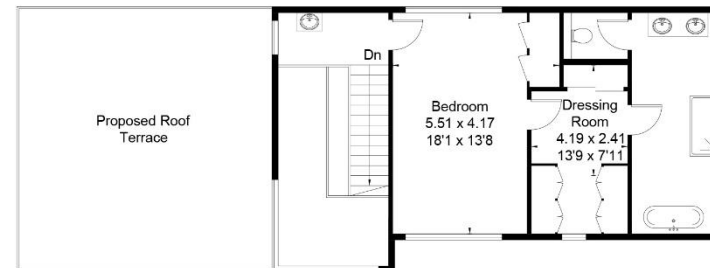
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



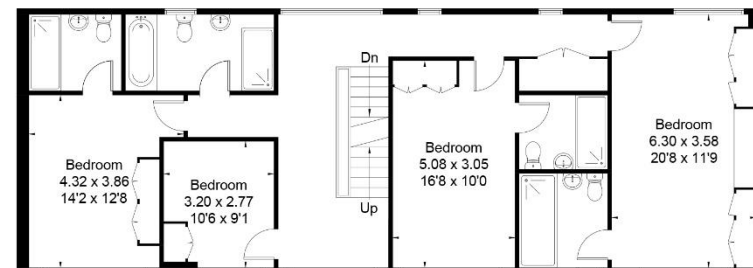
Approximate Floor Area = 356.8 sq m / 3840 sq ft  
(Including Garage)



Ground Floor



Second Floor



First Floor



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