

# 8 MONTPELLIER PARADE

CHELTENHAM, GLOUCESTERSHIRE, GL50 1UD





## 8 MONTPELLIER PARADE

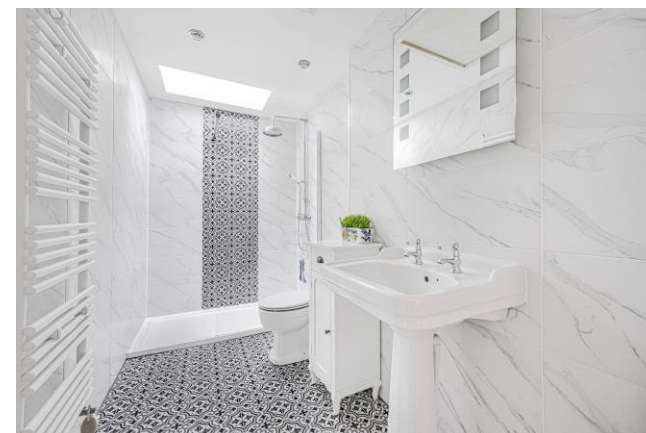
Enjoying absolute privacy in the heart of Montpellier this extraordinary un-listed semi-detached house offers character features typical of the era, with accommodation spanning more than 3,500sq.ft. and a surprisingly large westerly facing garden, garaging, and gated parking.

### DESCRIPTION

Offering absolute privacy in the heart of Montpellier, 8 Montpellier Parade is a charming house with a raft of character features. A wrought iron pedestrian gate leads through to an ornate porch and an original front door opens into a substantial entrance hall with mosaic tiled floors and the original staircase rising to the first floor. All the principal rooms overlook the garden and are beautifully proportioned. The sitting room enjoys a twin aspect including a bay window, and its almost square proportions make this a wonderful room with a feature fireplace. Further along the hall is the formal sitting room which also has a bay window overlooking the garden and a feature fireplace. Adjacent is the kitchen/breakfast room, fully fitted with a modern kitchen and glazed door opening into the garden. A door leads through to the utility room that offers a personal door into the garage. The ground floor also offers a cloakroom. The first floor plays host to five beautifully proportioned double bedrooms. The principle bedroom is situated above the sitting room and benefits from the same bay window and dual aspect together with an en-suite shower room. The remaining four bedrooms share a family bathroom and shower room, both of which have been recently upgraded. The second floor provides two further double bedrooms which could be utilised as such or as a home office. There is a shower room on the second floor to service these rooms.







### SITUATION

Located in a prime position equidistant to the excellent selection of independent shops, wine bars, restaurants and cafes in Montpellier, The Suffolks, 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. Other nearby amenities include Sandford Park Lido, the Everyman & Playhouse theatres, Montpellier & Imperial gardens, where numerous popular festivals are held throughout the year, as well as Cheltenham General Hospital.

### GENERAL INFORMATION

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

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band: (F) - £3,244.98pa. (2025/2026).

EPC Rating: E.

### VIEWINGS

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



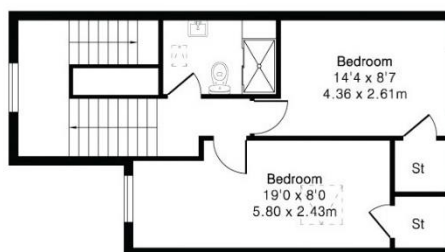


## Approximate Gross Internal Area 3562 sq ft - 331 sq m

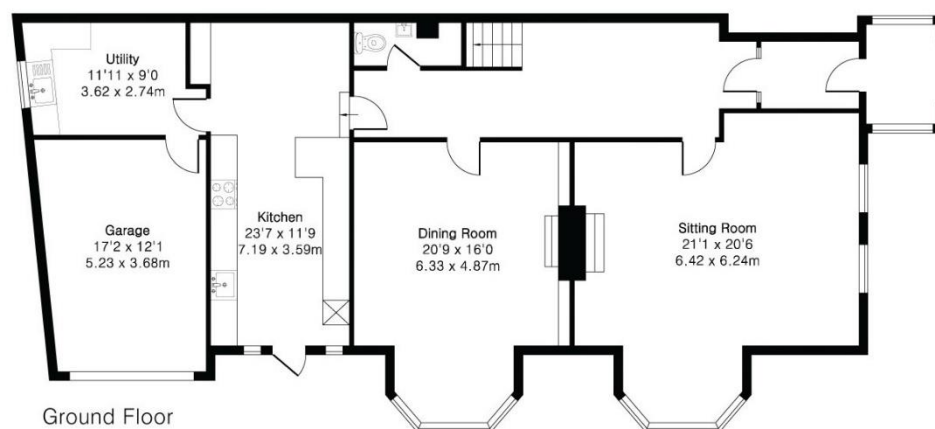
Ground Floor Area 1591 sq ft – 148 sq m

First Floor Area 1493 sq ft – 139 sq m

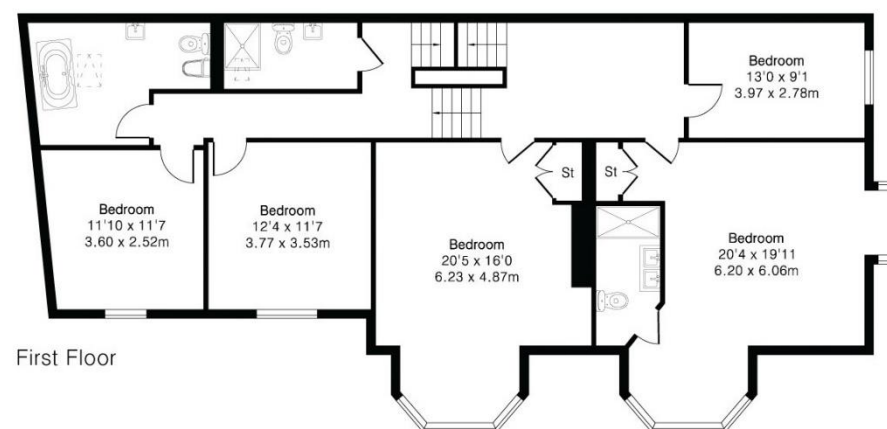
Second Floor Area 478 sq ft – 44 sq m



Second Floor



Ground Floor



First Floor