

4 PARAGON TERRACE,
CHELTENHAM, GLOUCESTERSHIRE, GL53 7LA



4 PARAGON TERRACE

A rare opportunity to acquire a Grade II listed Regency town house forming part of a small terrace within a short walk of the best districts and schools in the town. The accommodation is laid out over four floors comprising of a double drawing room on the raised ground floor, a third sitting room with an adjoining kitchen/dining room with access to the garden on the lower floor and on the upper two floors are four double bedrooms and three bath/shower rooms.

- Peaceful, tucked away private road within a short walk of Montpellier, The Suffolk's, Bath Road and the Promenade
- Adjacent to Cheltenham College and a ten minute walk to Cheltenham Ladies College
- Pretty Regency iconic terrace of just six town houses
- Accommodation laid out over four floors retaining a wealth of original character including sash windows with working shutters, parliamentary doors, pretty plasterwork ceiling and ceiling roses
- Lower ground floor sitting room with an attractive wood burning stove, large kitchen/dining room with a utility room off and access to the rear garden
- Four double bedrooms, three bath/shower rooms and a generous loft void providing useful storage, laid out over the upper two floors
- Wonderfully private, fully walled rear garden filled with a wide variety of mature specimen trees, shrubs and trees, two seating areas and a summer house

Dating from the 1830's this elegant Regency house offers beautifully proportioned and versatile accommodation with the benefit of a large walled garden providing a serene oasis in a central location. A much loved home for many years, the property comes to the market with no onward chain and retaining a wealth of beautiful features creating a charming and appealing home.





SITUATION

Standing on a small and private no through road, Paragon Terrace really is a wonderful position within the town. Unlike many of the town's Regency terraces the location is quiet, and also convenient for some of the town's most fashionable districts including the Suffolk's & Montpellier where there are independent cafes, restaurants, wine bars and boutiques in abundance along with larger restaurants such as Brasserie Blanc & The Ivy. Notably Cheltenham College, the General Hospital, Lido and several parks and open green spaces are nearby where numerous festivals are held throughout the year. The location is ideal for the main transport links including Cheltenham Spa rail station.

GENERAL INFORMATION

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

Council Tax: Cheltenham B C: 01242 262626.

Council Tax Band F: £3,099.17 pa. (2025/2026).

EPC Rating: Exempt due to Grade II listing

VIEWING ARRANGEMENTS

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



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Approximate Gross Internal Area = 221.5 sq m / 2384 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1222826)

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