



2 Montpellier Gardens, Montpellier, Cheltenham, Gloucestershire, GL50 1UZ
£1,500,000



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1UZ**

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An outstanding modernised and extended semi-detached period house in an exquisite location adjacent to Montpellier Gardens

Situation: The house is found in a wonderful setting adjacent to the famous Montpellier Gardens which features tennis courts, café and art gallery and is also the location for many of the festivals for which Cheltenham is famous. Brilliantly situated for Montpellier, The Suffolks, The Bath Road, Tivoli and the town centre, the house offers a rare combination of seclusion behind electric gates with access to facilities.

Cheltenham stands renowned as one of England's most intact Regency towns and, historically, the original and most distinguished spa. Nestled less than a hundred miles from London, it gracefully rests between the Cotswold Hills and the Wye Valley. The town boasts several prestigious schools, including Cheltenham College, Cheltenham Ladies College, Dean Close, and Pates Grammar, the latter recently topping the national GCSE schools league table.

Having earned its status as a highly coveted residential destination, with a Telegraph accolade as the number 1 place in the United Kingdom to raise a family in 2015, Cheltenham is celebrated for its opulent residences gracing formal avenues and exquisite garden squares.

For those with a penchant for the finer things, the town offers Michelin-starred restaurants, numerous bars, chic boutiques, and abundant salons. Art and history enthusiasts find solace in The Wilson, Cheltenham's recently refurbished museum and art gallery. The town's cultural vibrancy is further enhanced by two concert halls and three theatres. Festivals abound, including The Wychwood Festival, literary, science, food and drink festivals, and the revered jazz festival, drawing renowned performers



The pinnacle of the year for many is the annual racing festival culminating in the Cheltenham Gold Cup, a prestigious event on the national hunt calendar. The allure of this spectacle perennially captivates the public, making Cheltenham a regular draw for visitors year after year.

Description: 2 Montpellier Gardens is a wonderful semi-detached period house that has been modernised and significantly extended in recent years. The house now offers very generous living space primarily over two floors.

Of particular note are the incredible kitchen/living/dining room which opens via bifold doors into the landscaped garden and the newly added sitting room with a feature gas fire and patio doors into the garden. In addition, is an extra reception room, currently used as a large study, a cloakroom and utility room.

On the upper floors are five bedrooms enjoying four bath/shower rooms including three ensembles, along with some loft storage adjacent to the fifth bedroom on the second floor.

Outside, to the front behind electric gates, is a wide parking area laid to resin bonded gravel with space for multiple vehicles in front of the large garage with electric roller door. At the rear is a fully enclosed garden landscaped by Emotive Landscapes and providing secluded seating areas sited to enjoy maximum sunshine, along with lawns, mature borders and central water feature.

Services: Mains water, electricity, gas and drainage. Gas fired central heating.

Directions via What3words: <https://w3w.co/fetch.pool.dice>

Tenure: Freehold.

Local Authority and Council Tax: Band F, Cheltenham Borough Council, 01242 262626, www.cheltenham.gov.uk.

Viewing: Strictly by appointment with Regency Residential on 01242 350022.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	