



Beaumont House
Shurdington Road



Beaumont House Shurdington Road GL53

- A beautiful period detached house in Leckhampton •
- 17 bedrooms • 18 bathrooms • Commercial kitchen • Four floors •
- New modern two storey extension. • Character features • 3 reception rooms •
- Close to Naunton Park Primary School Ofsted outstanding & in the catchment for The High School Leckhampton •
- Off road parking for 18+ cars with 2 electric charge points • approx 0.40 acres ground •
- Moments walk to Bath Road & Montpellier •

A beautiful detached period house in sought after Leckhampton

In summary, currently a thriving boutique hotel. This substantial property consists of 17 en-suite bedrooms, numerous reception rooms over four floors, a newly built two storey extension, all set within approx. 0.40 acres of ground. The property is located on Shurdington Road, and in the catchment area for The High School Leckhampton and outstanding primary schools. This fabulous house has a large car park for multiple cars, and a large garden to the rear. Ideally situated a short walk to the Bath Road, Montpellier and the Leckhampton Hills. This fabulous would make a stunning family home or an incredible opportunity to convert into apartments.

Vendors' comments: *'You'll be wowed on entering our large car park by the big windows and regency architecture of Beaumont House, all set in a pretty garden. Once in the building, I think you'll agree that our hallway's original tile flooring is stunning - the colours are still vibrant after over 100 years in situ. We also love our location - minutes from Bath Road and its many bars and eateries, and just a 15 minute walk into the Montpellier area of Cheltenham.'*

Beaumont House is a beautiful substantial period detached house originally built in the mid 1800s. This property has been renovated to a very high standard. Currently being used as a boutique hotel and positioned close to Bath Road and Montpellier.

There are currently 17 en suite bedrooms, set over 4 floors. The owners have kept the period features to create this stunning property. On the ground floor there is a grand entrance hall with beautiful character features including a lovely tiled floor. There are two large reception rooms with character fireplaces, floor to ceiling windows and high ceilings. A spacious office is positioned looking out to the front and an adjoining room. There is a WC on this floor, and a large commercial kitchen to the rear. The newly built extension is accessed at the end of the hallway. This fabulous space opens up with large modern glass windows and a vaulted ceiling to create a wonderful open plan dining and lounge space. There are stairs from the extension down to the basement level.

On the basement level there are a number of en-suite bedrooms, all renovated to a high standard. A laundry room, store room and cellar. There is

a stunning new bedroom in the extension with wonderful modern feature picture windows to create a beautiful room with lovely garden views. This bedroom has a beautiful en-suite shower room and large fitted wardrobes.

The first floor landing is accessed from the stunning staircase with dark wood flooring on the landing. There 4 en-suite bedrooms on this floor, all renovated with new bathroom suites and new carpeted floors.

The second floor has 6 en-suite bedrooms, all renovated with new bathroom suites and new carpeted floors. The rooms are accessed directly from the bright and open landing with polished wooden flooring.

The front car park allocates 18+ vehicles. There are two car electric charging points. The ground is tarmac. There is access along both sides of the house.

The side and rear garden is a large space. Mostly laid to lawn with trees and shrubs. There is a paved private patio area and pathway, with a summerhouse to the rear.

Additional Information:

17 bedrooms, 18 bathrooms. 1 communal toilet.
3 Reception rooms
Solar Panels: Bought (20 panels) 2023.
New heating system - two 100KW gas Viessmann boilers installed 2019.
New extension 2023.
Double glazing in lower ground floor, Africa room, Hillview room, and first floor stairs window.
New flooring in all bedrooms (carpet or Karndean LVT).
New baths in rooms: The Willows, room 5, room 14.
New shower cubicle in Hillview.
Secondary glazing in the Willows, room 5 and 14.
New blinds 2024 & 2025 in Hillview, Willows, 8, 15, 12.
New fire alarm system 2020.
Redecorated communal areas 2021.
New carpet on communal stairs 2024.
New carpet in lounge 2023.
Upgraded emergency light system in halls 2025.
Two 22 KW EV charging points 2023.
Electronic door locks 2020.
New WiFi system 2023.

Original build: approx 1850

Sq ft size: 8,153 approx sq ft

Broadband connectivity: Superfast fibre.

Mobile coverage: 4G voice & data.

Council Tax: G.

EPC Rating: C.

Tenure: Freehold.



LOCATION:

Perfectly situated location in Cheltenham.

The attractive Regency town of Cheltenham offers a wealth of amenities including local independent shops, bustling local markets and recreational facilities. The town's thriving community provides a diverse array of boutique and antique shops, independent tea rooms and coffee shops.

The popular Regency town offers an incredible social scene with fabulous Michelin starred restaurants and exclusive bars. Cheltenham is home to world-renowned festivals including annual horse racing culminating in the Cheltenham Gold Cup along with the Science Festival, the Literary Festival and the Jazz Festival.

The wonderful Everyman theatre hosts a variety of superb shows, plays, musicals and Christmas Pantomimes and is one of the town's three theatres.

Cheltenham boasts plenty of outside space including parks, leisure facilities, golf courses and beautiful walks on the Cotswold Way. Nestled perfectly between the Cotswold Hills and the Wye Valley with the scenic Royal Forest of Dean a short drive away, Cheltenham is home to a collection of prestigious schools including Cheltenham College, Dean Close, Cheltenham Ladies College and Pates Grammar.



DIRECT TRAINS TO LONDON PADDINGTON
BRISTOL, BATH, BIRMINGHAM
DIRECT ACCESS TO M5
BROADWAY - 10 MILES
STOW-ON-THE-WOLD - 19 MILES
THE ROYAL FOREST OF DEAN - 25 MILES
OXFORD - 40 MILES

All distances are approximate



























































































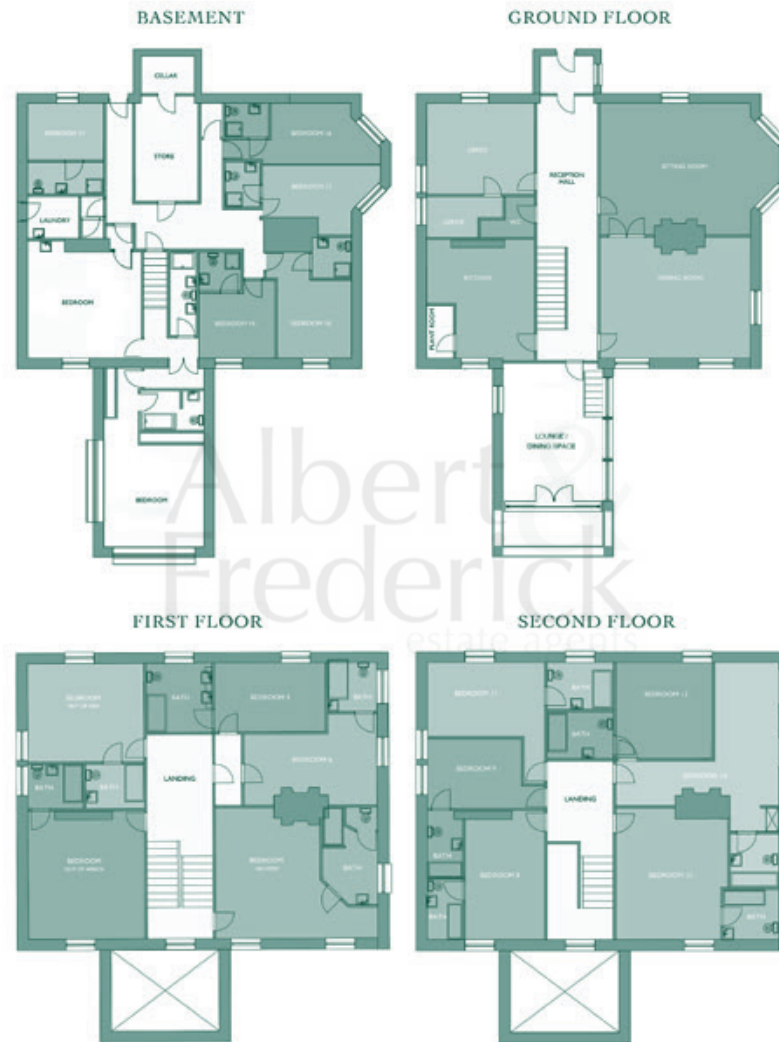




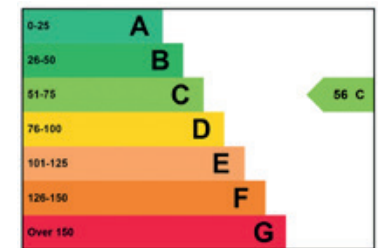


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**BEAUMONT HOUSE,
 SHURDINGTON ROAD,
 LECKHAMPTON GL53 0JE**
Asking price £2.95m



SKY VIEW
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