



Lansdown Place Lane, Montpellier, Cheltenham



2 Lansdown Place Lane, Cheltenham **GL50 2JZ**

A stunning mews house conversion sitting close to Montpellier.

Cheltenham town centre 0.3 miles | Cheltenham train station 0.8 miles

Oxford 42 miles | Birmingham 52 miles

Bristol 42 miles | London 109 miles

(all distances are approximate).



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Guide price: £550,000 Freehold

Local authority: Cheltenham Borough Council 01242 262626

Council tax band: TBC





Situated in a convenient spot for Montpellier.





The Property

This fabulous detached mews house has been completely renovated and converted from a former workshop to create a stylish and contemporary two bedroom home. The house sits in a superb and convenient location close to Montpellier and access into central Cheltenham with amenities all within walking distance.

The house is arranged over two floors with the bedroom accommodation on the ground floor with a spacious entrance hall on entering the property. This leads to a rear utility room/cloakroom with rear access to the enclosed courtyard. There are two bedrooms one of which has a modern en suite shower room. The other bedroom utilises a family bathroom with both rooms being light and spacious.

Upstairs, there is a further landing area with spaces for furniture to suit one's taste and steps lead up to a fabulous open-plan living space with a stylish kitchen with skylights above. The room is filled with plenty of natural light with windows to the front and rear creating a wonderful space with modern fittings. The kitchen is of superb quality and benefits from floor and wall-mounted units and built-in appliances.

Outside there is a secure courtyard with gated entrance with street parking available immediately outside the house for residential permit holders.



Situation

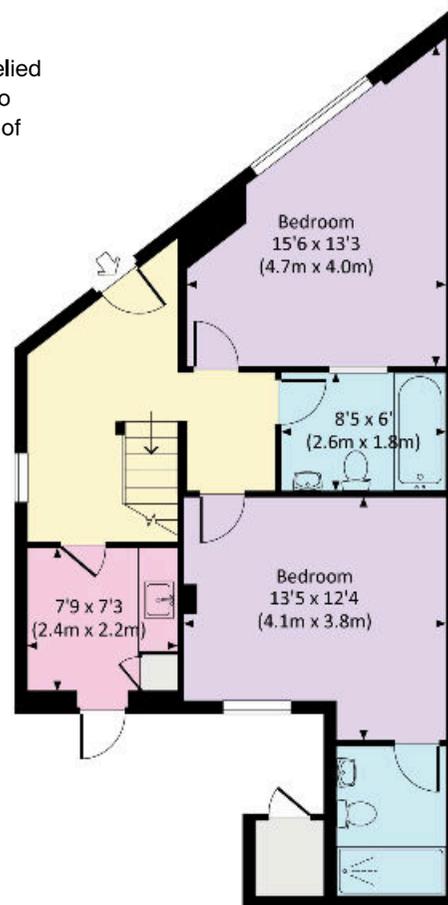
The property is situated in the historic area of Lansdown, just a short distance from fashionable Montpellier which is regarded as the most desirable district of Cheltenham. There are plenty of specialist shops, boutiques, restaurants and wine bars within walking distance. Cheltenham has everything that you would expect of a large Spa Town and includes some fantastic schooling to include Cheltenham College, Cheltenham Ladies' and Dean Close to name just a few. There are ample leisure activities throughout the town with excellent Golf courses at Cotswold Hills and Cleeve Hill, National Horse Racing at Cheltenham Racecourse and an array of festivals at Montpellier Gardens and Cheltenham Town Hall.



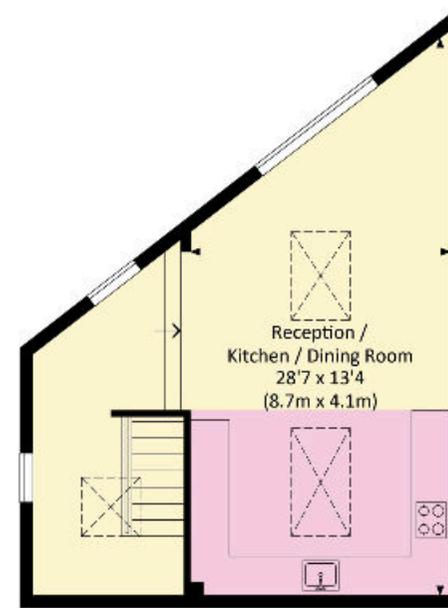
Approx. gross internal area
1046 Sq Ft. / 97.2 Sq M.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



GROUND FLOOR



FIRST FLOOR

Knight Frank
Cheltenham
123 Promenade
Cheltenham
GL50 1NW
knightfrank.co.uk

I would be delighted to tell you more
Harry Bethell
01242 312573
harry.bethell@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated 01/2023. Photographs and videos dated 01/2023.

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