

# 1 Crescent Terrace

Cheltenham, Gloucestershire



# A stunning Grade II listed town house in the heart of town



5-6

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## Summary of accommodation

### Main House

**Lower ground floor:** Kitchen/Breakfast room | Larder | Dining room | Games room | Bar | Gym

**Ground floor:** Entrance Hall | Reception room | Cinema room | Office | Utility room | Cloakroom

**First floor:** Principal Bedroom | Dressing room | Bathroom | Terrace

**Second floor:** Four bedrooms

**Third floor:** Family bathroom

### Garden and Grounds

Courtyard garden



## Situation

(Distances and times are approximate)



Crescent terrace is located in central Cheltenham just a short walk to Montpellier and the famous high street. The property has superb access to all that Cheltenham has to offer with ample restaurants and eateries on the door step.



Cheltenham has a superb range of private and independent schools to include Dean Close, Cheltenham College and Cheltenham Ladies' College. The town also plays host to many famous festivals to include Jazz, Literature and Food festivals with the Gold Cup at Cheltenham Race Course being the most popular.



There is excellent access to the M5 and M4 corridor from Cheltenham and the train station has a main line into London Paddington.



Cheltenham Spa offers regular services to London Paddington.



Birmingham, Cardiff and Bristol (all approximately 1 hour away)



## 1 Crescent Terrace

Crescent Terrace sits in a fantastic central location with views of Royal Crescent. The house is Grade II listed and has undergone extensive renovation to create a flexible and well-proportioned property over four floors, beautifully maintained by the current owners. The house has over 4,200 sq. ft. of accommodation to include a private garden and floating balcony. Steps lead up to the house alongside wrought iron railings leading into a fabulous reception hall with chequerboard marble floor and a stunning cantilevered staircase. The ground floor features a large double drawing room with two fireplaces, Karndean flooring and detailed cornicing. To the rear of the room is access into a cinema room with built in storage. The ground floor is finished with an office, utility room with shower and a staircase which leads down to the lower ground floor. The lower ground accommodation opens into a fantastic entertaining space with a gym, games room and bi-folding doors opening out onto the private courtyard. The rest of the lower ground features a large kitchen/breakfast room with a central island, Belfast sink and plenty of floor and wall mounted units providing ample storage. There is a fantastic larder and a generous dining room with a feature wood burning stove.

The principal bedroom suite occupies the whole of the first floor with a stunning bedroom featuring triple windows across the front with a wrought iron balcony and fantastic views over Royal Crescent. To the rear of the floor there is a large walk-in dressing room with a central island and door which leads out onto a floating terrace, a perfect tranquil space above the garden. The suite is finished with a spacious bathroom located just off the mezzanine with a rolled top bath and twin showers. Upstairs, the second floor has four bedrooms in total which share a family bathroom on the third floor level. The cantilevered staircase has been beautifully finished and is a fabulous feature to the heart of this property.

The whole house has been lovingly restored with great attention to detail in every room to create a fantastic regency home. All floors have underfloor heating.

Outside, there is a beautifully landscaped rear courtyard garden which is both private and welcoming. There is a mixture of plants adding to the privacy with large flagstones and bi-folding doors leading back into the house. Parking is available privately with a separate lease on Royal Crescent which the current owners use and parking permits can also be obtained via the council.



## Property Information

**Guide Price:** £1,600,000

**Tenure:** Freehold.

**Services:** All mains services connected.

**Local Authority:** Cheltenham Borough Council

**Council Tax:** Band G

**EPC:** D

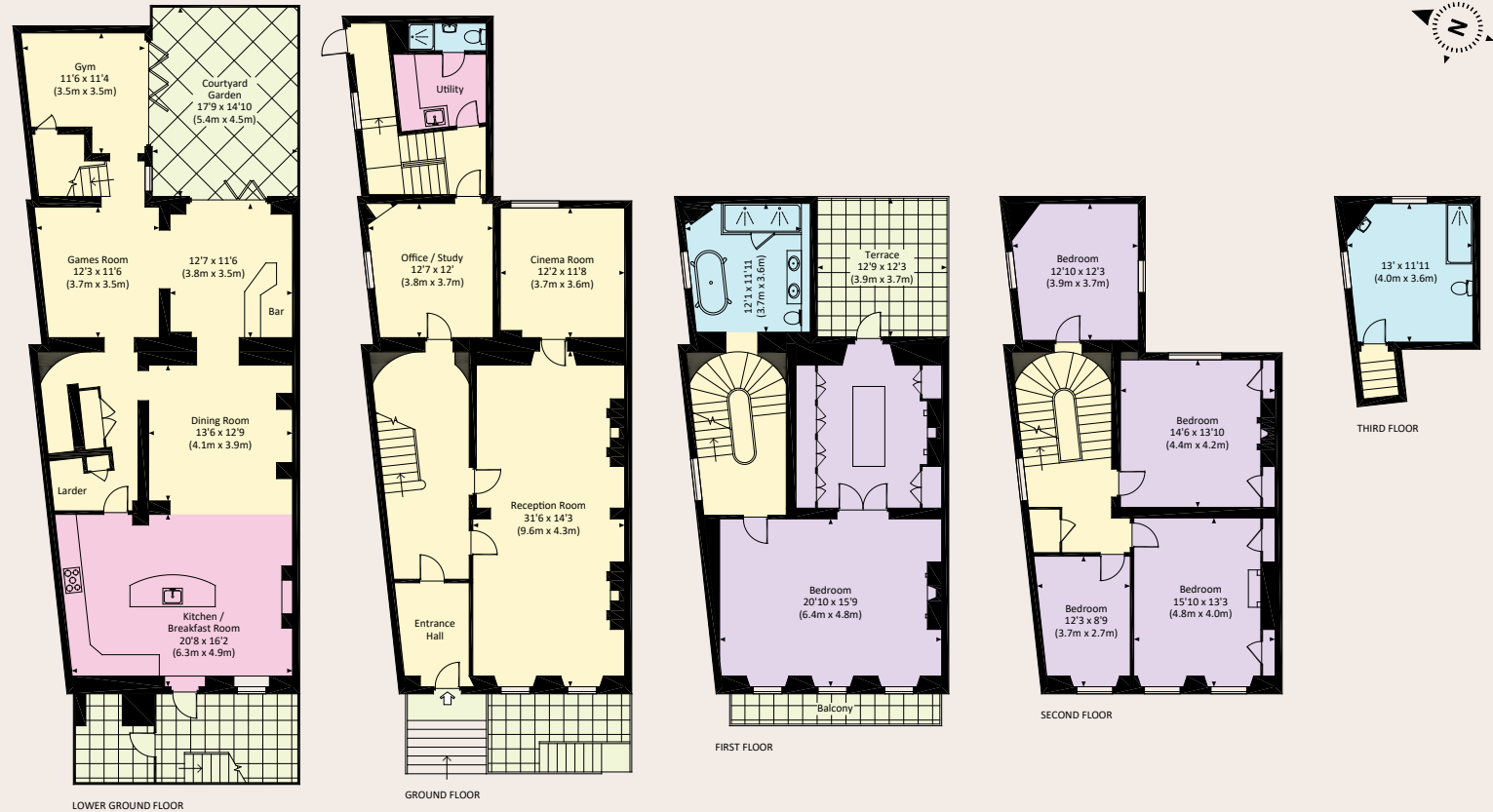
**Listed:** Grade II

**Directions:** Postcode: GL50 3PE

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area  
395.5 sq.m / 4,257 sq.ft

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.



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**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 March 2024. Photographs and videos dated March 2024.

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