



8 Lansdown Parade, Cheltenham, Gloucestershire

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A Grade II\* listed house of exceptional quality which has been renovated by the current owners.

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## Description

Nestled within one of Cheltenham's captivating terraces, this beautifully renovated townhouse exudes timeless charm. With a restoration exemplifying unparalleled quality, this residence is enhanced by a delightful enclosed town garden. This Grade II\* listed town house sits in a prime location close to Montpellier and central Cheltenham. Its impeccable presentation spans over three floors, the layout features an exquisite double drawing room on the raised ground floor and a versatile study/studio at the rear, opening to the garden. The lower ground floor boasts a remarkable kitchen with a utility cupboard, an adjoining dining room, a cloakroom, and a guest suite/bedroom 3 off the hallway. The kitchen has been beautifully finished with bespoke storage and Gaggenau appliances. The master bedroom on the first floor is adorned with dual sash hung windows overlooking Douro Green and boasts a range of fitted wardrobes. Bedroom 2, a generous double, is complemented by a luxurious bathroom suite on the mezzanine. Externally, the house offers private parking to the front and a private, landscaped walled garden to the rear, completing this exquisite property.



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## Location

Lansdown Parade is positioned in Montpellier's fashionable area and perfectly located to enjoy all that Cheltenham offers, including the world-renowned schools. Montpellier is home to a huge choice of restaurants, bars, hotels and boutique shops. Montpellier and Imperial gardens play host to various festivals throughout the year which includes the Jazz, Music, Literature and Science Festivals. Communication links are also excellent with the M5 motorway link at J11 providing access to both North and South, the A40 to Oxford and London and the A419 to the M4.

## Property Information

**Guide Price** £1,295,000

**Services** All mains services are connected to the property.

**Local Authority & Council Tax Band** Cheltenham Borough Council 01242 262626

**Tax Band** F





## Approximate Gross Internal Floor Area

Total Area: 210.7 sq.m / 2,268 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 January 2024. Photographs and videos dated January 2024.

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