

22 Montpelier Spa Road

Cheltenham, Gloucestershire



A stunning Regency townhouse in the heart of Montpellier.


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Summary of accommodation

Main House

Lower ground floor: Bedroom with en suite | Sitting room | Office | Boot room | Court yard

Ground floor: Kitchen | Dining room | Larder | WC

First floor: Drawing room with balcony | Study | Utility room

Second floor: Three bedrooms, one with en suite | Family bathroom

Third floor: Bedroom with ensuite



Situation

(Distances and times are approximate)

Montpellier Gardens is a wonderful and central location with a large area of open green space mixed with a beautiful Grade II listed band stand and outdoor tennis courts. The location is perfect for access to the central amenities Montpellier and Cheltenham has to offer.



Montpellier Spa Road is one of the most desirable locations in Cheltenham being situated just a short walk to everything Cheltenham has to offer including a fantastic selection of world renowned Schools to include Cheltenham College, Cheltenham Ladies' and Dean Close.



Cheltenham also plays host to several festivals to include the literature, food, jazz and science festivals. The Cheltenham Races is the largest festival hosted by the Spa town with the Gold Cup famed for it's incredible atmosphere at the Prestbury Park racecourse.



The Property

22 Montpellier Spa Road is a beautifully renovated Grade II Listed terraced house built around 1823, ideally situated with views of Montpellier Gardens at the front and Imperial Square at the back.

The main entrance is on the raised ground floor, leading into a reception hall. Off the hallway, there's a dining room featuring a charming working fireplace. A wide opening connects to the modern kitchen, which includes a range of quality cabinets, suite of Miele built in appliances, a central island, Quooker instant hot water tap, ISE intergrated waste system and a walk-in pantry. At the end of the hall, you'll find a stylish cloakroom, featuring handmade tiles from Morocco to a bespoke patterned design.

An elegant staircase ascends to the upper floors. On the half landing, there's a utility/laundry room, and on the front elevation, a grand drawing room opens onto a balcony. Double doors on parliament hinges lead to a second reception room, currently used as a study. The ground and 1st floors are equipped with Bang & Olufsen Beolink throughout.

The second and third floors house four bedrooms, including a master bedroom with an en-suite shower room and a guest bedroom with another en-suite shower room, along with a family bathroom.

The lower ground floor, accessible independently from the front or via the internal staircase, includes an additional bedroom with an en-suite wet room, fully porcelain tiled, an office, another reception room, and a boot room. This floor also provides access to the rear courtyard and could be converted into a two-bedroom flat or used for live-in staff.



Outside

The front garden is well-maintained, with established buxus hedging and infilled with roses, with steps leading to the lower ground floor entrance, flanked by three storage vaults.

Property Information

Tenure: Freehold.

Local Authority: Cheltenham Borough Council
01242 262626

Council Tax: Band G

EPC: D

Postcode: GL50 1UL

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

Approximate Gross Internal Floor Area

Total Area: 355.8 sq.m / 3,829 sq.ft

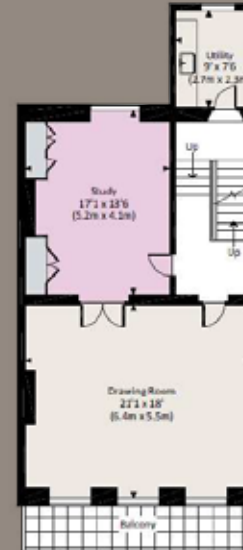
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



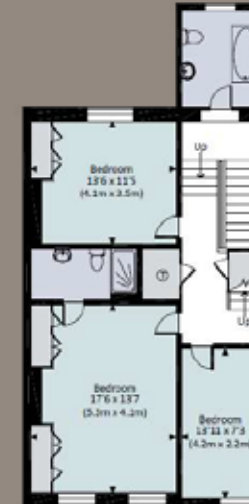
Lower Ground Floor



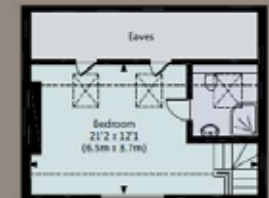
Ground Floor



First Floor



Second Floor



Third Floor

Knight Frank

123 Promenade

Cheltenham

GL50 1NW

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I would be delighted to tell you more

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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 November 2024. Photographs and videos dated November 2024.

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