

6 Suffolk Square

Cheltenham, Gloucestershire



A stunning Grade II* listed town house with impressive and far reaching views over Cheltenham.



Summary of accommodation

Main House

Raised ground floor: Entrance hall | Kitchen/Breakfast room | Dining room | Boot room | Cloakroom

First floor: Reception room | Drawing room | Bedroom | Cloakroom

Second floor: Principal bedroom | Family bathroom | Bedroom | Cloakroom

Third floor: Three bedrooms | Bathroom

Lower ground floor/seperate flat: Entrance hall | Living/Dining room | Kitchen | Reception room | Bedroom
Bathroom | Cloakroom



Situation

(Distances and times are approximate)

Suffolk Square is one of Cheltenham's most sought-after locations sitting in the heart of Montpellier with the bowling green at its centre. The house occupies a prime position on the terrace with stunning views over the square.



The location is perfect to enjoy the fruits of Montpellier's social scene from the bars, restaurants and boutique shops available.



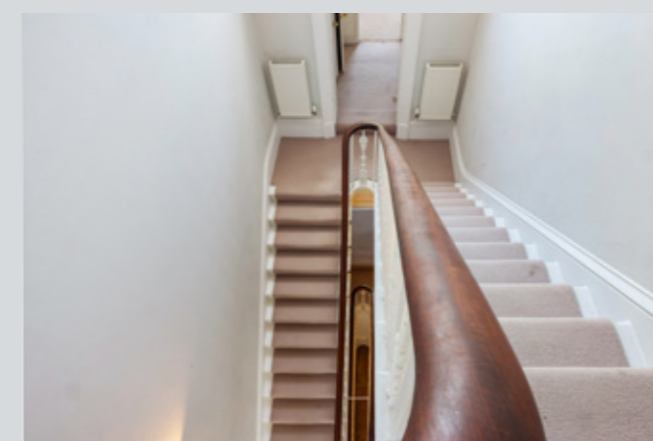
Cheltenham is home to prestigious schools such as Cheltenham College, Cheltenham Ladies' College, Dean Close, and Pates Grammar.



The town is highly sought after for its grand houses, formal avenues, and beautiful garden squares. For those who appreciate the finer things, Cheltenham offers Michelin-starred restaurants, stylish bars, shops, and salons.



Art and history lovers can enjoy The Wilson, the town's newly refurbished museum and gallery, while Cheltenham's vibrant cultural scene includes concert halls, theatres, and festivals celebrating literature, science, food, drink, and jazz.



6 Suffolk Square

Suffolk Square is an impressive Grade II* listed terraced house in a prime central location, offering front views over the bowling green and hill views from the upper floors.

The property provides extensive and flexible accommodation spread across five floors, including a self-contained one-bedroom apartment on the lower ground floor.

The layout comprises stunning period features to include original cornicing, flag stone floors and vast period windows letting in ample natural light to the main reception rooms and offering some of the best views over Suffolk Square and beyond to the hills of Leckhampton.

The front door leads into a welcoming reception hall with feature flag stone floor and a beautiful cantilevered staircase which runs through the whole house across four floors above. The ground floor features an expansive modern kitchen/breakfast room with an opening to a large front reception room. To the rear of the ground floor is a boiler room, boot room and cloak room. The boot room opens up onto the private rear garden.

Upstairs, the first floor has two impressive reception rooms which have the flexibility for a variety of uses from a drawing room, bedroom and dressing room to two fantastic sitting rooms. The ceiling height, windows and detailed period features throughout these rooms are particularly impressive. A guest bedroom to the rear of the floor and w/c complete the first floor living accommodation.



The following second and third floor comprise six bedrooms in total. The principal bedroom has a superb en suite bathroom and access to a further bedroom which would serve well as a dressing room. An additional bedroom on the mezzanine level is served with storage and an en suite shower room. The top third floor has three remaining bedrooms and a lovely family bathroom. The views from the top two floors are stunning with the bowling green of Suffolk Square and the rolling countryside in the background.



Outside

Outside, there is a shared carriage driveway for the properties to the front and to the rear additional private parking to the main house via gates. The walled garden is mostly a "blank canvas" with plenty of potential to create a fantastic outside space to compliment the main house. The apartment on the lower ground floor is currently rented with a tenancy agreement in place that could continue with a purchase.

Property Information

Tenure: Freehold.

Services: All mains services.

Local Authority: Cheltenham Borough Council
01242 262626

Council Tax: Band F

EPC: D

Postcode: GL50 2DR

Agents Note: The images of the internals have been virtually staged using CGI.

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

Approximate Gross Internal Floor Area
499.3 sq.m / 5,375 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 October 2024. Photographs and videos dated October 2024.

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