

# 4 Wellington Square


Cheltenham, Gloucestershire







A Grade II listed family home overlooking the stunning Wellington Square in the historic district of Pittville, close to the heart of Cheltenham’s thriving town centre.

M5 (N & S) 3 miles, Cirencester 18 miles, Bristol 42 miles, London 100 miles  
(All distances and times are approximate)

  
5

  
2

  
3

Summary of accommodation  
Main House

Lower ground floor: Study | Family room | Bedroom | Shower room | Utility | Store

Raised ground floor: Reception hall | Kitchen | Reception room | Dining room

First floor: Two bedrooms | Family bathroom | WC

Second floor: Bedroom



Situation

(Distances and times are approximate)

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A comprehensive range of amenities are available in Cheltenham and Gloucester with access to the Cotswold Hills being immediately on the doorstep.
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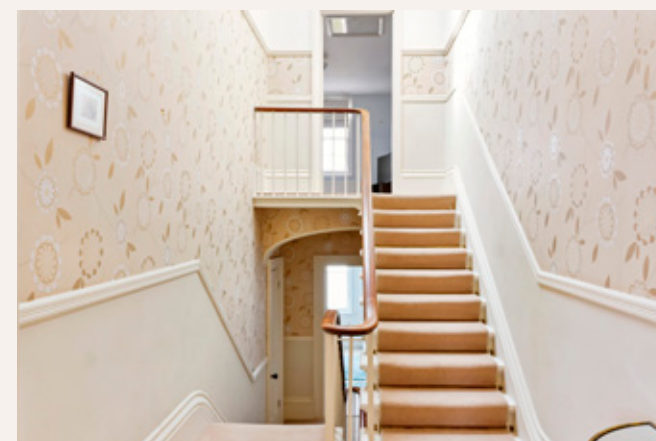
Church of England primary school and a children's day nursery.
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Road links via the M5 and A419 create excellent access to Oxford, Birmingham and Bristol.
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Cheltenham Spa offers regular services to London Paddington.
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Birmingham, Cardiff and Bristol (all approximately 1 hour away)





## 4 Wellington Square

Situated within one of Cheltenham's finest original town squares is this beautiful gothic styled, ashlar dressed townhouse. Offering flexible, spacious and light accommodation arranged over four floors.

The property has four bedrooms, three receptions rooms and a generous town courtyard to the rear.

Situated on the western terrace of the highly sought after Wellington Square, number 4 is a home of great appeal.

Set back from the road this Grade II listed property has warm stone faced elevations relieved by sash hung windows under a pitched slate roof. On the raised ground floor there is a reception hall with an elegant stone staircase rising to the first floor and doors off to a double, dual aspect reception room including period fireplaces and original working shutters.

To the rear of the ground floor there is a modern fitted kitchen with French doors out to a balcony, where steps drop down to the rear courtyard garden.

On the lower ground floor there is a sitting room with a log burning stove and glazed double doors leading into a study or further bedroom. A double bedroom, shower room and 2nd kitchen / utility room with doors out to the garden complete the accommodation on this level. (The lower ground could be used as a self-contained apartment if required).

On the mezzanine level there is a large family bathroom with bath and shower and a separate WC. On the first floor there are 2 large double bedrooms, with the master having double sash windows overlooking Wellington Square gardens.

On the 2nd mezzanine level there is a further generous double bedroom with a pretty period fireplace. The property has also recently had a new gas boiler installed.





## Gardens

Outside to the front, there is a small ornamental garden enclosed by wrought iron railings and evergreen hedge. To the rear there is a pretty landscaped walled garden with gated vehicular access providing secure off road parking if required. Further residents permit parking is available within Wellington Square itself.

## Property Information

**Tenure:** Freehold.

**Services:** All mains services.

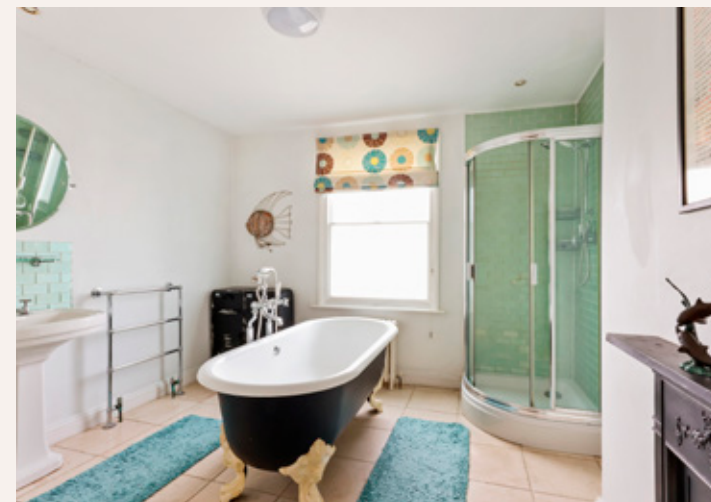
**Local Authority:** Cheltenham Borough Council  
01242 262626

**Council Tax:** Band F

**Listed:** Grade II

**Directions:** Postcode: GL50 4JU

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





Approximate Gross Internal Floor Area  
280.5 sq.m / 3,019 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 May 2024. Photographs and videos dated May 2024.

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