

# 15 Montpellier Terrace

Cheltenham, Gloucestershire





A beautifully appointed Grade II Listed town house situated in the heart of Montpellier with a self contained basement apartment.



Summary of accommodation

Main House

Ground floor: Entrance hall | Dining room | Kitchen/Breakfast room | Cloakroom

First floor: Reception room | Bedroom | En-suite shower room | Family bathroom

Second Floor: Principal bedroom | En-suite shower room | Two bedrooms

Self-contained Apartment

Lower ground floor: Entrance hall | Kitchen/Living/Dining room | Bedroom | Shower room



Situation

(Distances and times are approximate)

Montpellier Terrace is situated in the heart of Montpellier, one of Cheltenham's most sought after and fashionable locations.



Number fifteen is located opposite the lovely Montpellier Gardens with its tennis courts and bandstand and the adjacent conveniently located array of restaurants, boutiques and cafes.



Cheltenham is renowned for its excellent choice of schooling to include Cheltenham Ladies College, Cheltenham College and Dean Close which are long established and well respected schools.



Cheltenham is well placed for access to Oxford and Cirencester as well as the M5 and A417 to Swindon.



There are direct train services to London Paddington from Swindon and Cheltenham Spa and to Bristol Parkway and Birmingham New Street from Cheltenham Spa.





## 15 Montpellier Terrace

Forming part of Montpellier Terrace and overlooking Montpellier gardens this stunning townhouse has been transformed by the current owners to create an elegant home with wonderfully flexible accommodation.

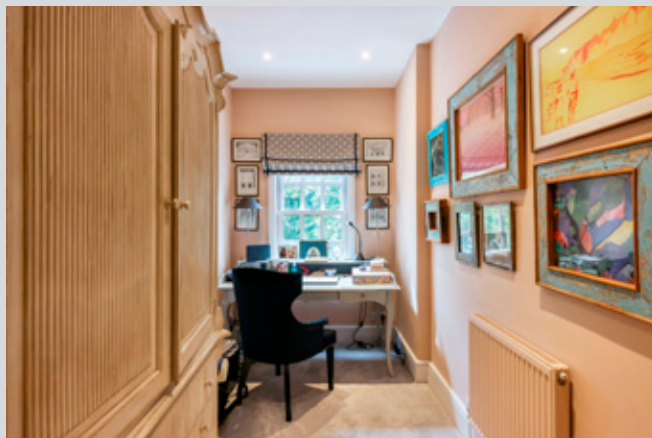
Built between 1820 and 1834 the property has an abundance of the architectural detailing one would expect of the Georgian / Regency period. Despite its age the house has been sympathetically renovated to provide living accommodation fit for modern day life whilst retaining the charm of the era.

Once inside at upper ground floor level there is an elegant entrance hall leading to the ground floor living spaces and a stunning staircase with polished handrail. The kitchen is fitted with a range of modern units which have been carefully arranged to make the most of the space available and include integral appliances and Quartz worktops. At the rear of the kitchen a small breakfast area with built in seating opens directly onto the courtyard garden via a pair of 'crittal' style doors. The kitchen is open to dining room to the front of the house which, with its large sash window (with newly fitted secondary glazing), working shutters and period fireplace is a wonderful space to entertain.

To the rear of the ground floor, there is a cloakroom and clever utility/laundry cupboard housing washing machine and tumble dryer, tucked away out of sight.

Rising to the first floor, at mezzanine level there is a family bathroom, beautifully appointed with freestanding bath and separate shower. To the front of the house there is a stunning first floor drawing room, with double full length sash windows, working shutters and highly detailed ceiling plaster work, all centered around a fireplace with period surround. Also on the first floor there is a pretty guest bedroom with ensuite shower room.





Rising to the top floor, a further mezzanine is home to a study with views towards Suffolk Square, whilst off the main landing there are two further double bedrooms. The principal bedroom to the front of the house, once again with double sash windows (with secondary glazing), and an ensuite shower room.

At lower ground floor level there is a self contained apartment with open plan kitchen / living / dining room, double bedroom opening onto a sunken courtyard and ensuite shower room.

All bath/shower rooms have under floor heating.



## Outside

To the rear of the house there is a small, pretty courtyard garden which faces south, has an irrigation system, mains lighting and gated pedestrian access.

## Property Information

**Tenure:** Freehold.

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

**Council Tax:** Band F

**EPC:** TBC

**Postcode:** GL50 1UX

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



### Approximate Gross Internal Floor Area

Total Area: 228.2 sq.m / 2,456 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 September 2024. Photographs and videos dated August 2024.

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