

1 LANSDOWN TERRACE

MALVERN ROAD, CHELTENHAM

SITUATION

No.1 Lansdown Terrace occupies a prominent position on the corner of Malvern Road and Lansdown Crescent, a prime residential location made up of many fine period homes and imposing Regency terraces. Malvern Road is a wide, tree lined avenue featuring some of Cheltenham's finest stone fronted Regency homes. Montpellier and Lansdown are considered by most to be two of Cheltenham's most distinguished districts being within strolling distance of the Promenade and a delightful range of individual shops, restaurants, boutiques and cafes. Cheltenham itself is renowned for its fine architecture, famous gardens and world renowned schools to include Cheltenham Ladies' College, Dean Close and Cheltenham College. There are good communication links to major centres via the M5 (Junctions 10 & 11), the A419 to Swindon and the M4 and A40 to London. There are train services to London and other major cities from Cheltenham Spa, Kemble and Swindon.



1 LANSDOWN TERRACE

MALVERN ROAD, CHELTENHAM

One of Cheltenham's most beautiful
and imposing town houses

Reception hall • Kitchen/breakfast room • Dining room
Study • Drawing room • Sitting room • Study area
Master bedroom suite and dressing room
5 further bedrooms and 3 bathrooms • Cinema room
Wine store • Cloakroom • Gymnasium
Utility room • Boiler room

Enclosed landscaped gardens to front and large rear
courtyard • Off road parking

M5 (N&S) 3 miles • Cirencester 18 miles • Bristol 42 miles
London 100 miles









1 LANSDOWN TERRACE

This Grade II* listed home was built in 1830 and has been the subject of a loving and caring renovation. The house has been completely modernised whilst retaining the stunning features expected from a home of this period. Through intelligent use of technology and design the house now offers the finest levels of comfort, combined with elegance of Regency architecture.

The raised ground floor has an impressive reception hall with stone staircase rising to the upper floors and an original tiled floor. The kitchen is to the rear of the house and has a fully glazed extension to one side, offering fabulous levels of light along with access to two balcony areas. The kitchen itself is fitted with bespoke Italian units and appliances by Wolf, Gaggenau and Sub Zero. The dining room is breath taking with a full length window opening onto the contemporary glazed balcony with steps to the garden.











A mezzanine landing area doubles as a 2nd study area, on the 1st floor is the quite extraordinary drawing room with matching stone fireplaces and dual aspects via the 14ft sash windows which also provide access to both of the stone balconies. The east and south orientation of the windows allows light to flood through the room at all times of the day. This elegant room opens to bespoke fitted bar area.

On the 2nd mezzanine there is stunning family bathroom but most of the 2nd floor is taken up with the opulent master suite, including a fully fitted dressing room, bedroom with magnificent roof top views towards Leckhampton Hill and a bathroom with shower, sauna and central infinity bath, a further double bedroom is situated on the next mezzanine and stairs rise from here to the top floor where there are two lovely guest rooms, one served by a large family bathroom whilst the other is a beautiful guest suite.

The lower ground floor has a cinema room, temperature controlled wine cellar, gymnasium and guest bedroom. There is also a useful utility room and shower room with steam enclosure.



Outside

The gardens to the front are landscaped to create a surprisingly private and beautiful space. To the rear a paved courtyard doubles as secure parking via a sliding gate from the rear lane. There is also private parking to the side for 2 cars.

Key Features

- Awarded the Civic award for restoration work and Bali award for landscape garden design
- High tech lighting installation designed by John Cullen
- Lighting, with mood settings throughout the house
- Underfloor heating in all areas except the basement
- Sound and Vision by Creston – Gibson music throughout and all TVs integrated
- Thermostatically controlled wine cellar
- Bathrooms with top quality sanitary ware including infinity bath
- Bespoke carpet design – Dixon for dining room, drawing room and staircase
- Garden design by Chris Beardshaw

Services

Mains gas, water, electricity and drainage are connected.

Directions (GL50 2JT)

Leave the Knight Frank Cheltenham office and turn right up the Promenade. At the Rotunda roundabout turn right onto the Lansdown Road. Follow the small island in the road round to the right turning into Lansdown Crescent and continue for about 150 yards and take the first turning on the right into Malvern Road where the house can be found immediately on the right.

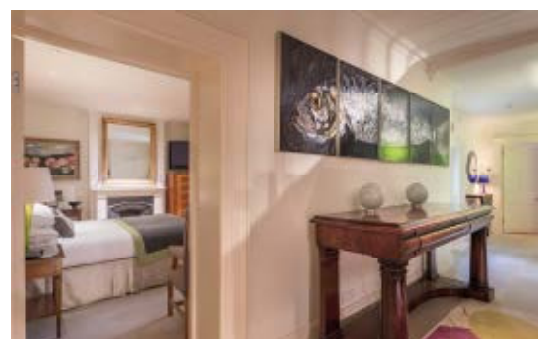
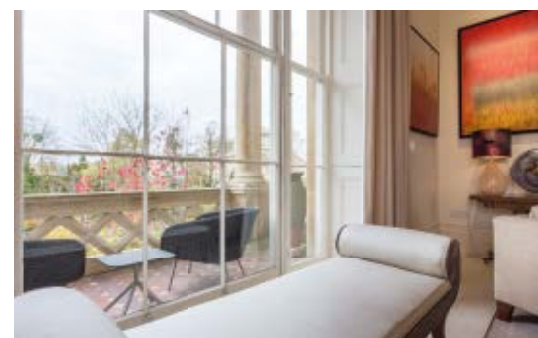
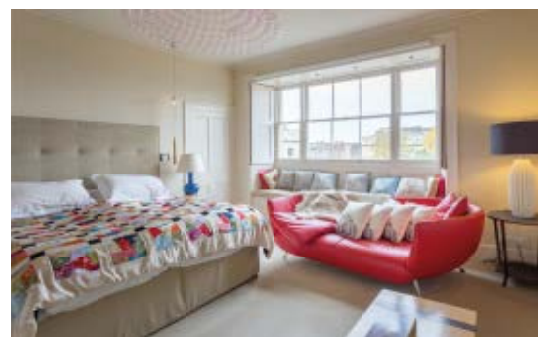
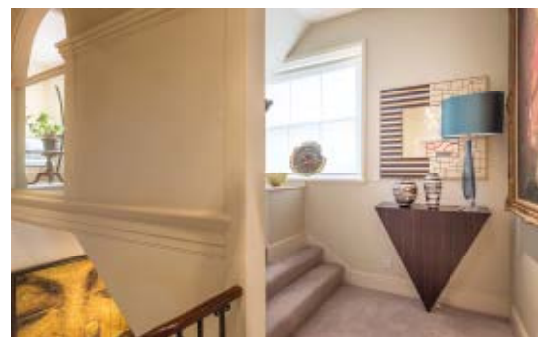
Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority

Cheltenham Borough Council (01242 262626)

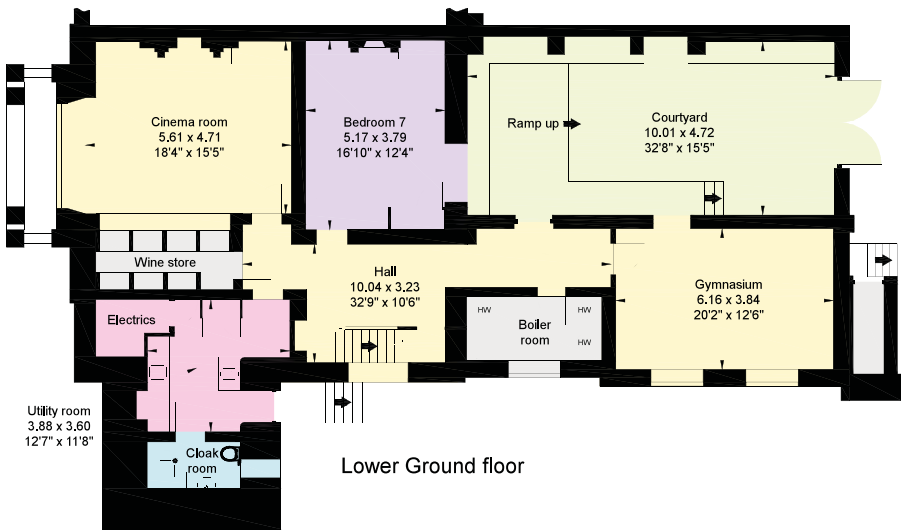
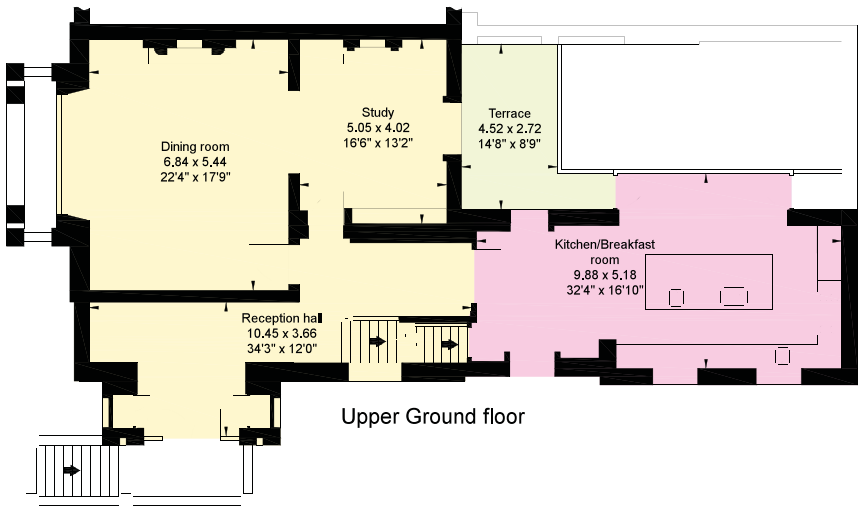




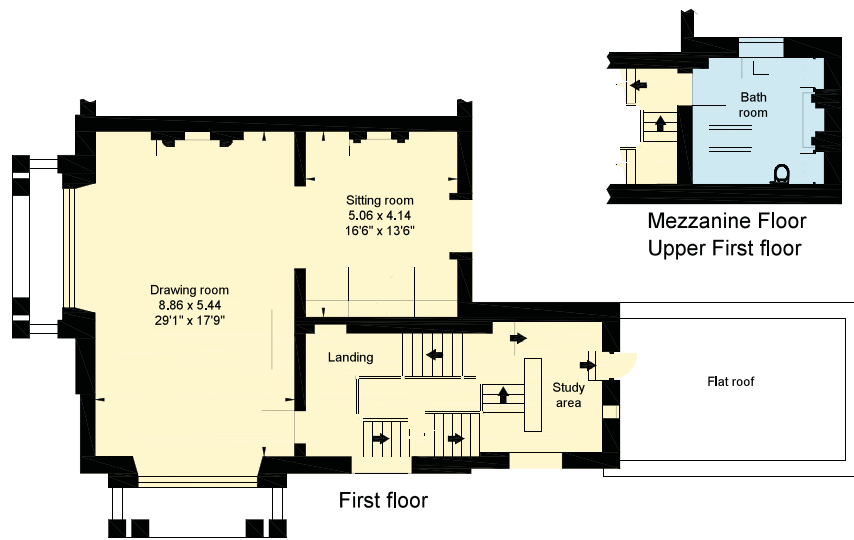
FLOORPLAN



Approx Gross Internal Area
603 sq m - 6,491 sq ft



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