

A photograph of a three-story terraced house with a light beige stucco finish. The house features a central entrance with a blue door and a small decorative pediment. Above the door is a tall, narrow window. On either side of the door are two sets of windows, each with a small balcony and black metal railings. The roof is dark grey with three dormer windows. The house is flanked by other terraced houses, and there are green hedges and a paved driveway in the foreground.

9 Lexington Square, Cheltenham, Gloucestershire, GL52 3LT

9 Lexington Square is a spacious, modern five bedroom house arranged over three floors with gardens, a double garage and nearby amenities.

Description

Built in 2003, Lexington Square offers three floors of open and light living space over 2300 sq ft (2784 sq ft including the garages). The ground floor has a spacious open-plan living room/dining room with French doors on to the garden, kitchen, a light and airy garden room, a recently added utility/laundry room and a separate WC. Upstairs, there is a light-filled galleried landing above the double-height entrance hall.

The principal bedroom suite has a spacious dressing room and bathroom. There are two bedrooms with one en suite on the first floor and two on the third floor with a separate family bathroom, all of which offer excellent proportions. Also, on the first floor is a further galleried study area.

To the rear of the house is an established garden with a lawn, shrubs and trees, and a generous patio area. Beyond the garden, there is a double garage with additional parking. Additionally, two further parking spaces are at the front of the house. The house is well maintained and presented throughout.







Location

Lexington Square is situated within the parish of Prestbury, a historic and very popular district on the edge of Cheltenham, nestling between the famous Cheltenham Racecourse and the foot of the Cotswold escarpment. A walk via a footpath will take you to Prestbury Village, where there are several good pubs and a village shop.

Walking through Pittville Park will take you into Cheltenham town centre. Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa. Less than a hundred miles from London, it nestles beautifully between the Cotswold Hills and the Wye Valley. It is home to numerous prestigious schools, including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar.

Now a highly sought-after place to live, the town is well known for its grand houses set amongst formal avenues and beautiful garden squares. Whilst famed for hosting a number of festivals including the Food, Jazz, Literature and Science festivals, and undoubtedly for many more, the highlight of the year is the annual racing festival culminating with the Cheltenham Gold Cup, the blue riband event of the national hunt calendar, and an attraction that draws the public to the town year after year.

Property Information

Services All mains services are connected to the property.

Local Authority Cheltenham Borough Council 01242 262626

Council Tax Band G

Tenure Freehold

EPC C

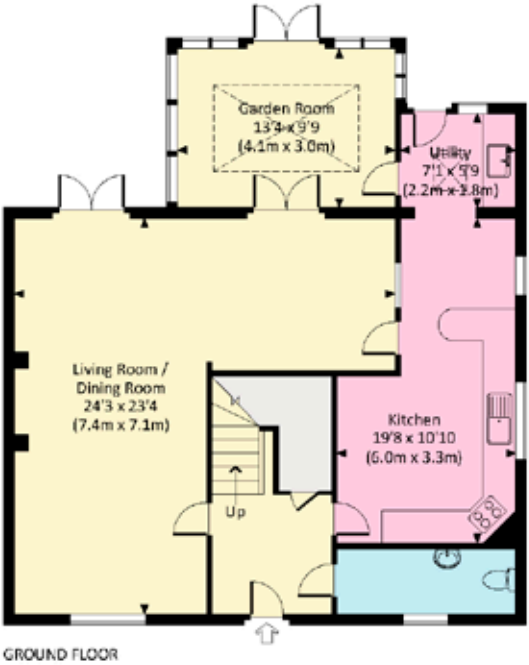
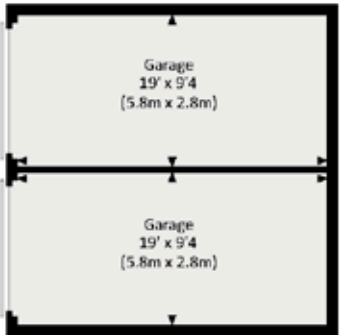
Guide Price £850,000



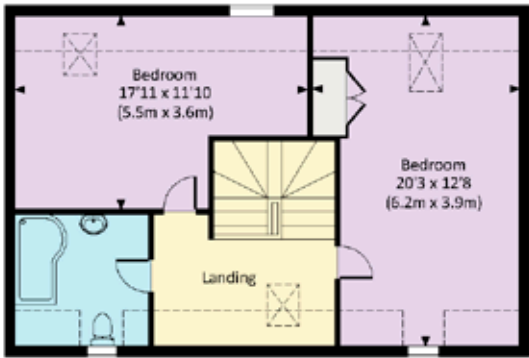
Approximate Gross Internal Floor Area

Total Area: 258.7 sq.m / 2,784 sq.ft

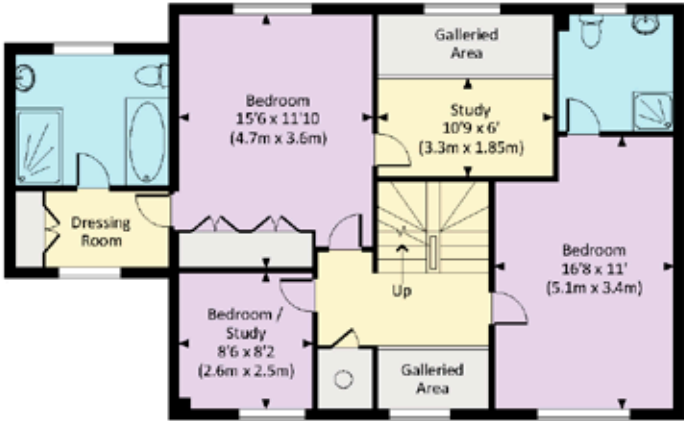
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Knight Frank Cheltenham
123 Promenade, Cheltenham
Gloucestershire
GL50 1NW
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Nick Chivers
01242 246 950
nick.chivers@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.