



Apartment 4, Abbotsdene
6 Cudnall Street | Cheltenham | Gloucestershire | GL53 8HT

STEP INSIDE

Apartment 4, Abbotsdene

A Regency jewel in the heart of Cheltenham

Graciously set within one of Cheltenham's most architecturally distinguished Grade II Listed buildings, Apartment 4 at Abbotsdene offers a rare opportunity to acquire a beautifully restored Regency residence that harmoniously blends period splendour with contemporary refinement.

Originally constructed in 1790, this historic home occupies the first floor of an exquisite building that has been sympathetically converted into just five exclusive apartments. Apartment 4 is without doubt the premier offering - an elegant and spacious home where heritage craftsmanship meets modern sophistication.

From the moment you step inside, soaring ceilings, ornate cornicing, and original sash windows set the tone for a home of quiet grandeur. Sunlight dances across rooms rich with character, where the charm of the past meets the comfort of today.

Enter through a refined communal hallway with sweeping staircases and soft, motion-sensor lighting - offering an elegant prelude to the splendour of the apartment itself. Inside, a magnificent drawing room unfolds measuring an impressive 7.25m x 5.33m, this expansive space is framed by tall windows that gaze over manicured gardens and a majestic Magnolia tree, providing a seasonal display of natural beauty.

The heart of the home flows into a beautifully designed kitchen and dining area with sleek Bosch cabinets. There are cleverly integrated appliances - such as a fitted chopping board and removable serving trays - which bring modern practicality to a classically styled setting.

With two generous double bedrooms, each with fitted wardrobes, the property is ideal for both relaxed everyday living and entertaining in style. The principal suite offers garden and hillside views, and is complemented by a luxurious en-suite. A separate family shower room and a flexible study/dining space complete the layout with effortless grace.







Key Features

- Exceptional Regency first-floor apartment in a landmark Grade II Listed building
- Just 1.4 miles from Montpellier and the Promenade
- Spectacular extended views across Cheltenham's iconic hills

- Elegant drawing room with original sash windows and feature fireplace
- Two generous double bedrooms, one with en-suite facilities
- Two allocated parking spaces
- Full access to mature communal gardens with formal landscaping







STEP OUTSIDE

Apartment 4, Abbotsdene

Externally, the property continues to impress with two allocated parking spaces to the front of the building and access to a beautifully maintained communal garden at the rear. Mature trees, a formal lawn, and peaceful seating areas provide a tranquil escape - perfect for quiet moments or al fresco gatherings.





LOCATION

Cheltenham is renowned for its cultural and fashionable appeal, hosting world-famous festivals celebrating music, literature, and jazz. The town also boasts a vibrant restaurant scene and an array of stylish shops. Families will appreciate the proximity to an impressive selection of both private and state schools, many of which are within walking distance. Prestigious institutions such as Cheltenham Ladies' College, St. Edward's, and Berkhamstead are nearby, as well as the highly regarded Holy Apostles (just opposite the lane) and Balcarras School, widely recognised as one of the top state schools in the country.

Charlton Kings, with its vibrant community spirit and excellent amenities, continues to be one of the most desirable areas of Cheltenham. For commuters, Apartment 4, Abbotsdene offers superb connectivity, with easy access to the A40 for direct routes to Oxford, London, and the Cirencester Road to Swindon, ensuring it meets the needs of both work and leisure.





Services, Utilities & Property Information

Utilities – Mains gas, electricity, water, and drainage.

Tenure – Leasehold - 999 years from 1 January 1989

Property Type – Grade II Listed apartment

Construction Type – Standard – brick & tile

Council Tax – Cheltenham Borough Council

Council Tax Band E

Parking – Two allocated parking spaces.

Mobile phone coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Ultrafast FTTP Broadband connection available- we advise you to check with your provider.

Special Notes – There is an annual Service Charge of £2,500 per annum. No known additional expenses (that are not usually incurred annually) likely to be charged within the next 3 years.

There are trees on the property with Tree Preservation Orders.

Directions

What3words ///lives.card.hunt. From the Promenade, head south-west on Montpellier Street towards Queen's Circus. Turn left onto Queens Circus and then turn right onto Montpellier Avenue. At the roundabout, take the 1st exit onto Montpellier Terrace, turn right onto Bath Road, and then left onto Sandford Street. At the roundabout, take the 1st exit onto Old Bath Road. At the traffic lights, turn right onto London Road and at the next traffic lights take the right-hand fork onto the Cirencester Road. Take the left-hand turn onto Cudnall Street, where the property can be found on the right-hand side of the road.

Viewing Arrangements

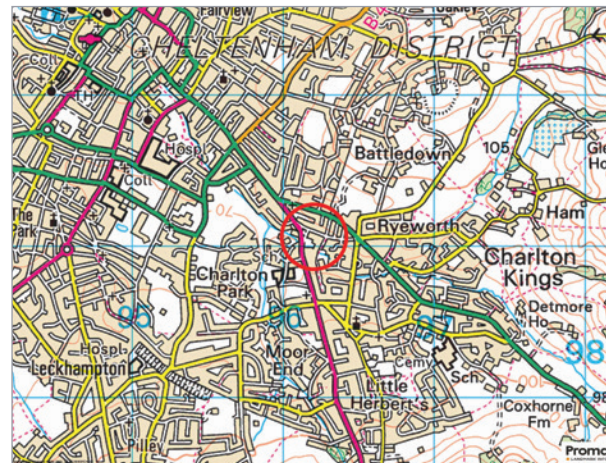
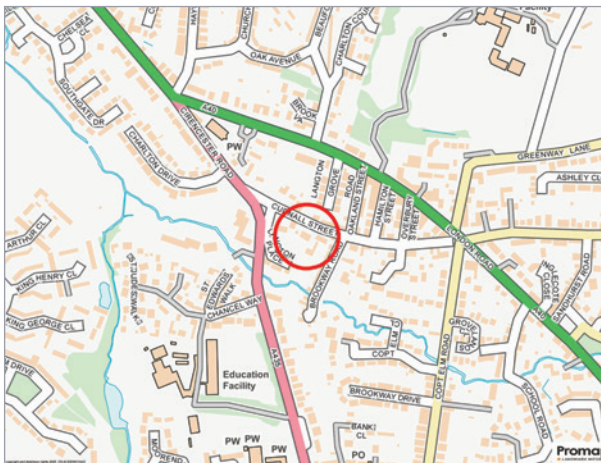
Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648 748 or 01242 650 974. kathryn.anderson@fineandcountry.com.

Website

For more information visit <https://www.fineandcountry.co.uk/cheltenham-gloucester-and-tewkesbury-estate-agents>

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings, and appliances referred to have not been tested, and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property-related details rests with the buyer.



First Floor

Approx. 152.9 sq. metres (1645.8 sq. feet)



Total area: approx. 152.9 sq. metres (1645.8 sq. feet)

EPC Exempt



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