

11 LANSDOWN PARADE

CHELTENHAM | GLOUCESTERSHIRE





WELCOME HOME

We are delighted to introduce a handsome period Cheltenham townhouse, completed in 1837 - the year Queen Victoria ascended to the throne – and nestled within the highly sought-after enclave of Lansdown Parade.

This elegant four-bedroom residence is arranged across three floors and forms part of an exclusive terrace of Grade II* Listed homes in the chic Montpellier district of the genteel spa town. Designated a conservation area, this elite neighbourhood features a charming blend of residential streets lined with handsome Georgian townhouses enhanced by a leafy backdrop of trees and manicured lawns.

The period features of this refined home have been carefully preserved, cherished and presented in tandem with contemporary

features such as the bespoke hand-built fitted kitchen on the lower ground floor that flows open-plan into a generous family room.

The heritage particularly shines through in the lofty entrance hall and reception rooms of the ground floor with their beautiful ceiling mouldings, dado rails, deep skirting boards, shuttered sash windows and a pair of fine original fireplaces.

You would be hard pressed to find a prettier courtyard garden than here at 11 Lansdown Parade. Enclosed by walls, fences and high trellis entwined with rambling roses, it tumbles with greenery and bright blooms in the spring and summer and is the perfect place to relax, enjoy the sunshine or entertain.



Extending to over 2300 sq.ft, this is a superbly spacious family home or equally attractive as a turnkey property for relaxed weekends and holidays. It's also suitable for downsizers who will love being in such close proximity to Cheltenham town centre with its fantastic array of shops including a huge John Lewis, quirky boutiques and bars, Michelin-starred restaurants and topnotch theatres. And there's a choice of excellent state and private schools literally on the doorstep too! Let's tell you more . . .

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FAMILY HOME WITH A FINE HERITAGE

Overlooking an expanse of manicured lawns which run the length of the road in front of the Lansdown Parade townhouses, Number 11 makes a striking first impression with its pillared portico entrance. There is parking space for one car in front and further parking permits can be purchased.

A short flight of steps rises to the front door and this swings open into the grand entrance hall and a first glimpse of the period features which make this house so special – the high ceilings with their decorative cornicing emphasise the fine heritage while the ambience is warm and welcoming.

Stairs lead to the upper floor while, to the right, doors open into the lofty spaciousness of the living room and adjoining dining room. The current owners say: “The light

in here is lovely morning and evening, with beautiful sunsets.”

The dividing double doors can be left open for a light and airy open-plan vibe or closed for a more cosy feel when the weather turns cooler. A pair of original fireplaces are a focus of these rooms – the one in the living room is fitted with a gas fire – and windows at both ends, particularly the deep sash window to the front, ensure these gracious rooms are flooded with natural light.

A good-sized bedroom completes the ground floor line-up, again with original fireplace, and it has a glazed door to a small balcony and steps down to the courtyard garden. It's ideal for throwing open and enjoying a coffee in the sunshine on a summer's morning and would be perfect as a guest bedroom. Alternatively, it would make a lovely study.





HUB OF THE HOME

A flight of stone steps lead down to the lower ground floor and the beating hub of the home – the kitchen and family room. It also has its' own private entrance to the front of the house via a few steps down and a small lobby.

The kitchen has a compact galley arrangement and a door to the garden. Fitted with bespoke hand-made kitchen cabinetry by Cheltenham Bespoke Kitchens, it has twin NEFF ovens, a five-burner gas hob, Belfast sink and Iroko wood worktops. An ultra-desirable asset is the walk-in pantry with shelving and space for all the groceries and kitchen gadgets.





The kitchen has a stable-style door to the garden and flows open-plan into the family area. This is perfect for informal family suppers and relaxing in front of the TV, warmed by a gas fire in the heritage fireplace which is flanked by attractive built-in dressers.

A really generous utility room is reached via an inner hall and,

echoing the kitchen, is fitted with bespoke cabinetry, Belfast sink and plumbing for washer, dryer and so on. There's plenty of space to leave an ironing board and hanging rack in situ – with double doors to the garden it's a nice sunny space too.

A good-sized bathroom with walk-in shower was updated four years ago and completes the lower ground floor layout.



AND SO TO BED . . .

Three delightfully light and airy bedrooms - two generous doubles and a single - are located on the first floor and, just like the rest of the house, are beautifully presented.

The principal bedroom has a period fireplace and lies to the front of the house, enjoying views of the green space across the road. The second double has fitted shelving either side of the heritage fireplace and views of Cheltenham Ladies College's tennis courts, which lie to the rear of the garden.

The bedrooms share a large and luxurious bathroom which was refitted just two years ago.





COME INTO THE COURTYARD

An oasis of peaceful relaxation, the paved courtyard garden is beautifully designed, cultivated and maintained. It couldn't be prettier with its feature stone planter and profusion of lush trees, shrubs and climbing plants which, of course, bloom into full glory in the summer months.

For those who like to entertain there's a patio area that's perfect for al fresco drinks and dining plus both sunny and shaded areas for sunbathing or relaxing with a good book. Garden storage includes two vaulted cupboards and a store room alongside the exterior entrance to the lower ground floor.





ROUND AND ABOUT

Offering just about everything you could ever desire, Cheltenham is dazzling, refined, cultured, and as lively as you like!

When its mineral springs were discovered in 1716, it became a popular spa town where visitors came to sample the healing properties of the water, and you can still do that at the Pittville Pump Room.

The town centre is within a pleasant 20-minute walk via the elegant Promenade and embraces all the major high street brands as well as a wide choice of pubs, eateries and coffee shops. The Montpellier district is renowned as the most chic place in Cheltenham to chill out, socialise and dine.

Among a plethora of options, favoured eateries include The Ivy, residing within the breathtaking domed 'Rotunda', built in 1825. Also within walking distance, there's Michelin-starred dining at Le Champignon Sauvage and Lumiere.

Pick up the weekly shop at Waitrose, within a five-minute drive, and there's also Sainsbury's, Tesco, Asda and M&S Simply Food.

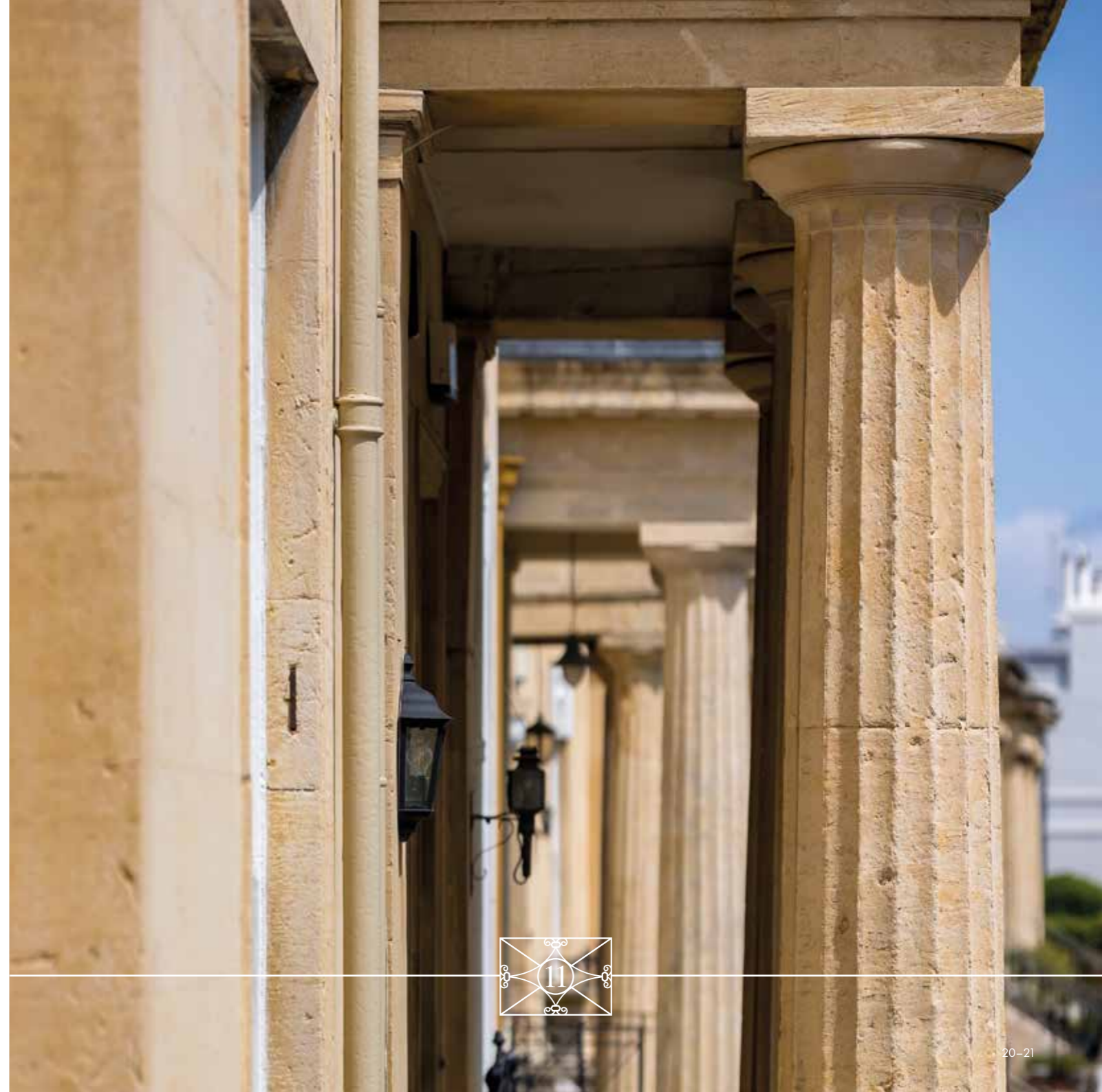
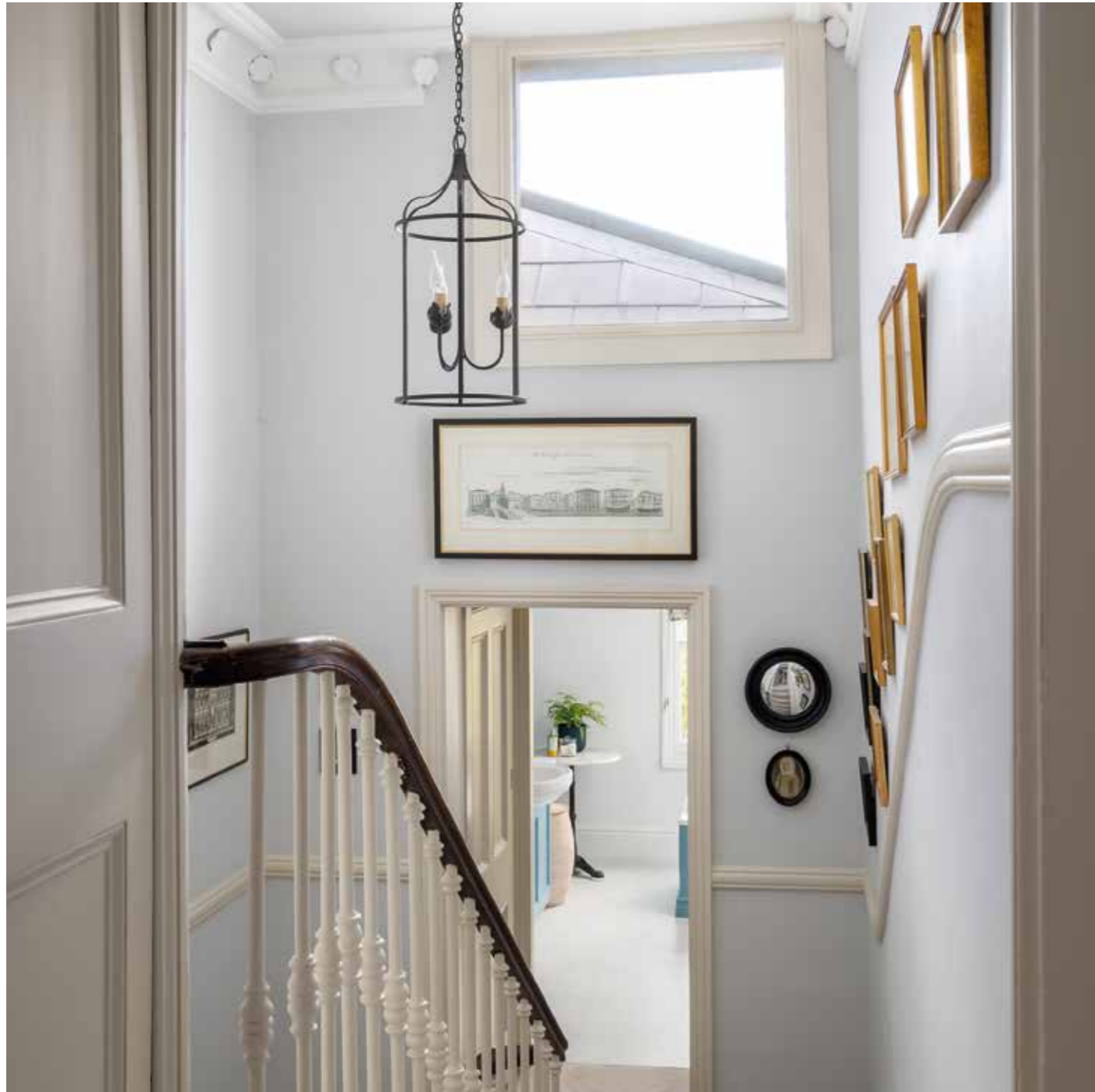
Within minutes is Montpellier Gardens, a lovely park - in

the summer the bandstand is in full swing. Cheltenham's fabulous outdoor pool, Sandford Lido, is another great place to take the children - at 50 metres it's one of the largest outdoor pools in England.

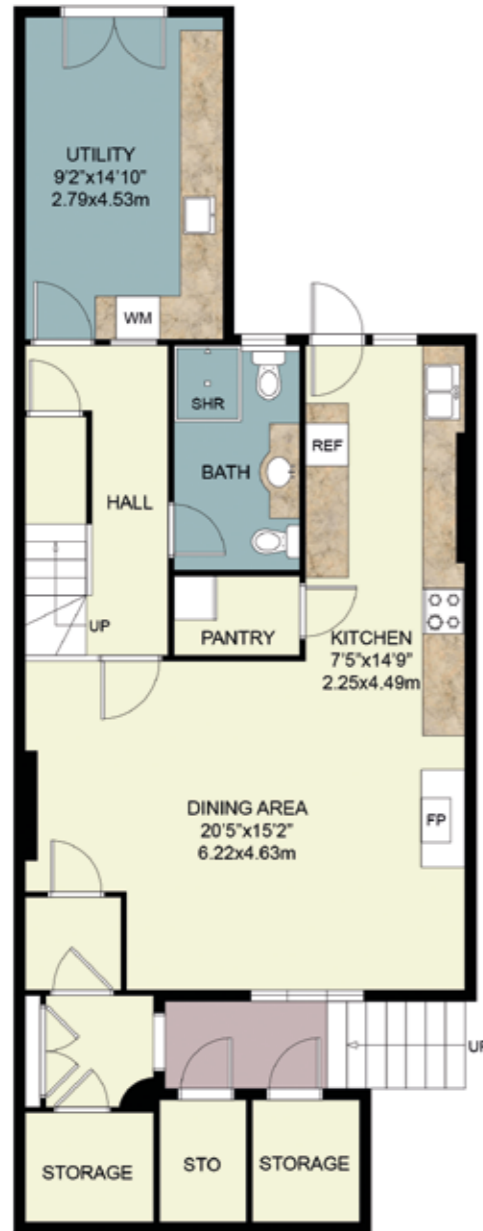
Education is a priority for families and there's a great choice of both state and private schools in the close vicinity. The state primary schools, Gloucester Road, Naunton Park, Christ Church CE and St Gregory the Great Catholic are all Ofsted-rated outstanding, as are the secondary schools, Balcarras and Pates's Grammar Schools. Highly rated independent schools, all close by, include Cheltenham College, Cheltenham Ladies' College, St Edward's, Dean Close and The Richard Pate School.

Cheltenham is a cultural hotspot with world-renowned festivals covering everything from literature, jazz, film and music to science, cricket and food and drink. Out of town, walkers, cyclists and horse-riders can enjoy the picture-perfect countryside of the North Cotswolds.

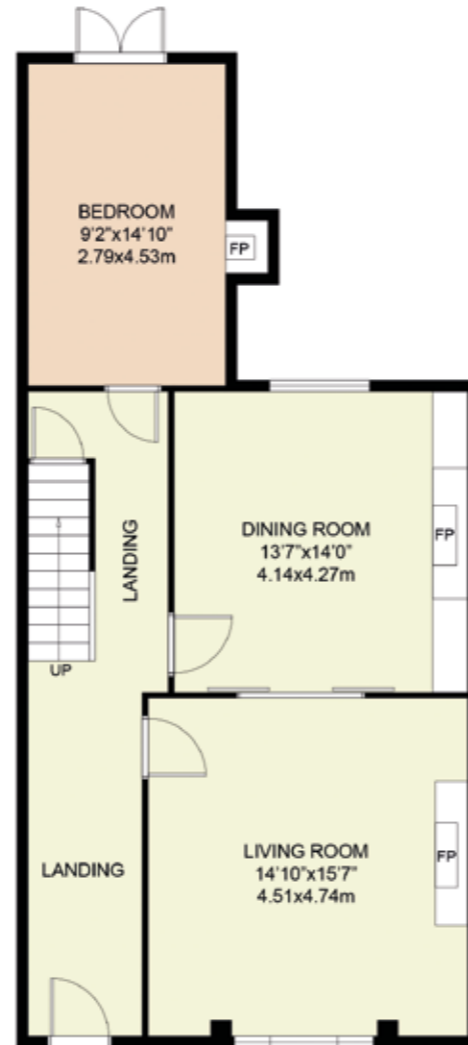
For commuters, it's a mile to Cheltenham station while motorists can easily access the M5 for Bristol and Birmingham and the A40 for Oxford and London.



Approx Total Area: 2371 sq.ft / 221 sq.m



Garden Level



Ground Floor



First Floor

The Finer Details...

- Square Footage: 2371 sq.ft
- Services: All mains. Gas boiler serviced annually
- Broadband: Supplier – Plusnet. Speed - 65-70mb
- Lansdown Parade Residents Association: £400pa
- Parking: 1 space along parade + 2 permits (for zone 13)

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STOWHILL ESTATES

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