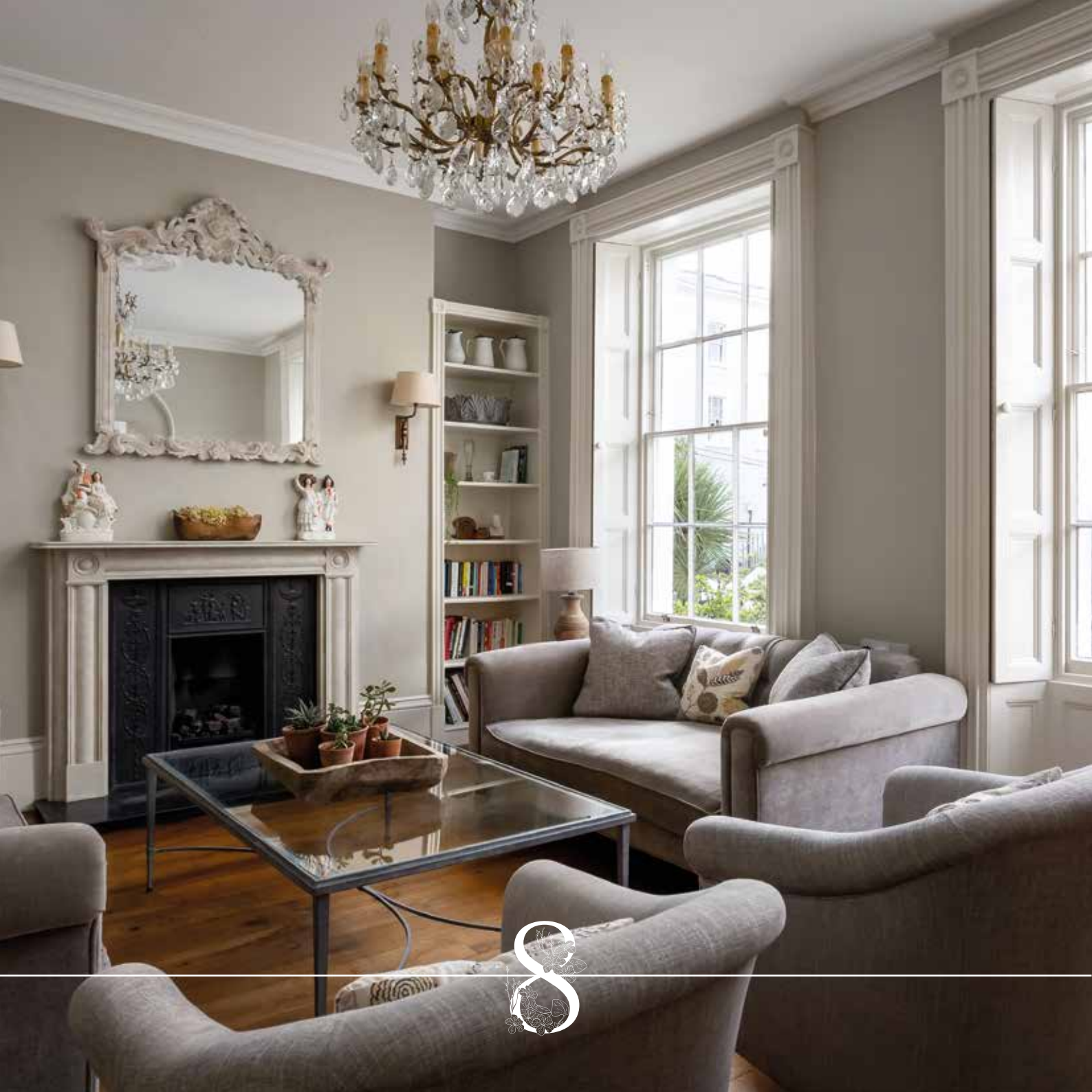




8 MONTPELLIER VILLAS

CHELTENHAM



## THE HEIGHT OF REGENCY ELEGANCE

**An exceptional Georgian townhouse in the very heart of Cheltenham's most desirable district.**

Situated on one of Cheltenham's most iconic residential streets, 8 Montpelier Villas is a picture-perfect Grade II listed townhouse offering four levels of beautifully presented living space and a surprisingly tranquil garden sanctuary.

Built in the 1830s in the classic Georgian style and bathed in natural light throughout, this distinguished home blends timeless period charm with a warm and welcoming atmosphere. Just moments from Montpelier Gardens and the bustling Promenade, this is a truly rare find in a location that defines lifestyle and elegance.





## PRACTICAL TOUCHES & MODERN COMFORTS

While the period features take centre stage, this is also a home that's been well maintained and adapted for modern life. The house benefits from mains gas, water and drainage. The broadband is fast and reliable, with Sky fibre in place, and the mobile signal is consistently strong.

Security is covered by an alarm system, with keypad by the front door, and the house benefits from on-street parking permits in addition to the private garage.



## A HANDSOME AND HISTORIC HOME

The façade is unmistakably Georgian: mellow ashlar stone, tall sash windows with delicate glazing bars, and a smart front door set beneath a decorative fanlight. With its elevated symmetry and fine classical proportions, the house has all the presence and poise of the Regency era – and once inside, that sense of grace continues.

Step into a bright and spacious entrance hall with high ceilings, intricate cornicing and

original detailing that sets the tone for what's to come. On this floor are two wonderfully inviting reception rooms – the front and rear sitting rooms – separated by tall double doors that can be opened up to create one sweeping, elegant entertaining space. Both rooms enjoy beautiful fireplaces (including a working gas fire in the front room), while the rear room has windows looking out over the garden.







## A COSY AND CHARACTERFUL HEART TO THE HOME

Downstairs, the lower ground floor is the heart of the house and a much-loved space for everyday living. Here, the handmade kitchen by Scottwood of Nottingham exudes quality and charm, with soft-close cabinetry, Silestone worktops, and a modern Quooker boiling-water tap.







The Everhot electric oven combines traditional Aga-style warmth with modern convenience, featuring both an induction hob and hotplate – ideal for relaxed family meals and slow Sunday roasts.

Alongside the kitchen is a walk-in pantry and a large utility room, home to the combi boiler and all the practical necessities, discreetly tucked away. The dining room on this level is equally atmospheric, complete with a wood-burner that brings a glow to winter evenings, while the coolness of the thick stone walls makes it a haven during the warmer months.

French doors lead out from the kitchen to the garden – a real showstopper and quite unexpected in such a central Cheltenham location.



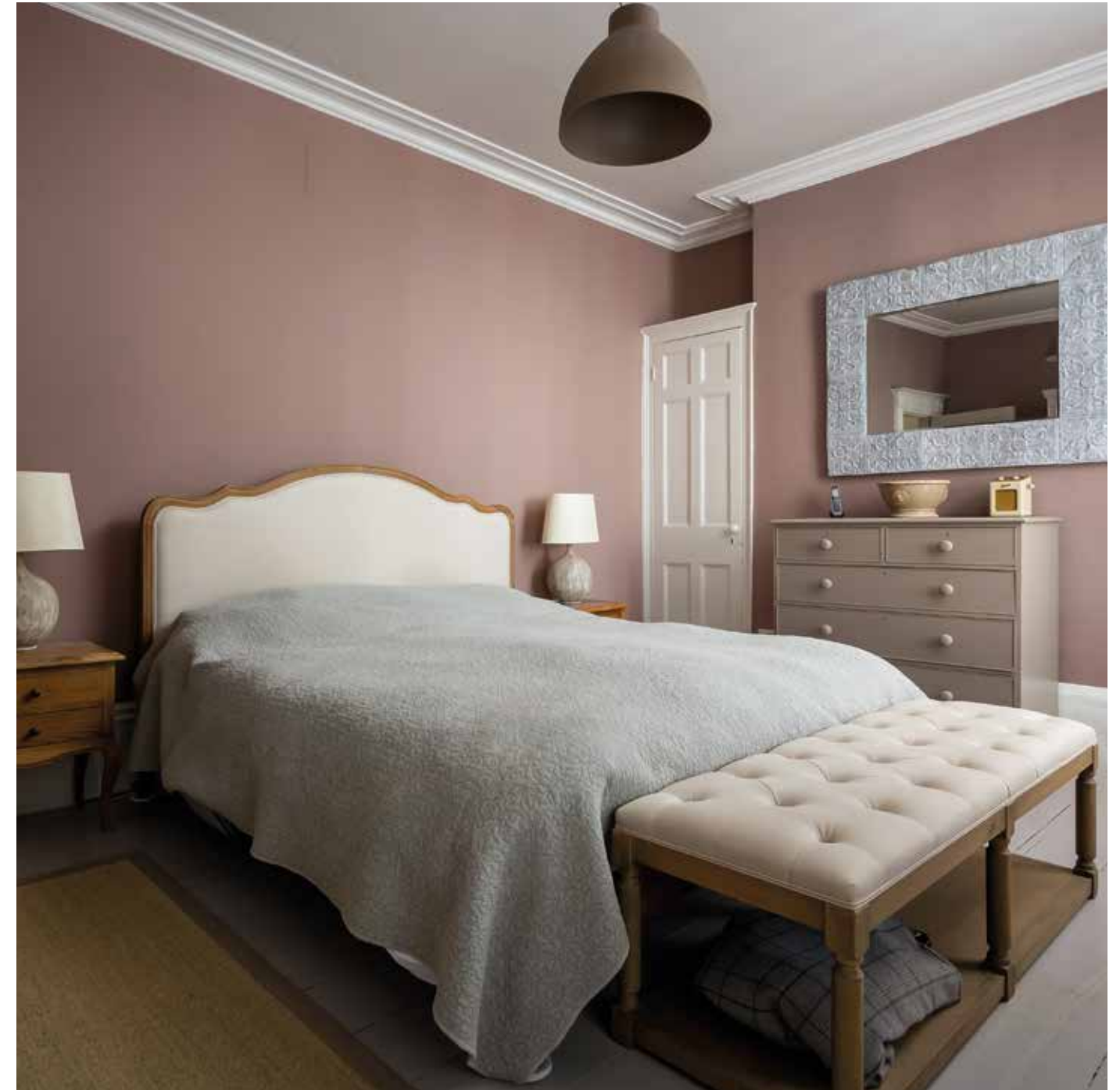


## AND SO TO BED

Upstairs, the house continues to impress with two full upper floors of well-proportioned bedrooms and bathrooms. On the first floor, you'll find two beautiful bedrooms, the principal bedroom at the front – a serene and generous space with large sash windows. Overlooking the garden is the second double bedroom, currently used as a Pilates studio/home gym. Also on this floor is a stylish bathroom with a separate WC.

The second floor hosts two further bedrooms: both elegant, one with an en-suite shower room. This bathroom was thoughtfully added by the current owners in 2019, with full listed building consent and building regulation sign-off – testament to the care and consideration given to every improvement made.

Throughout the house, the interiors are calm and cohesive – painted in soft chalky tones that highlight original features such as deep skirting boards, original fireplaces, and beautifully detailed cornicing.









## A WALLED GARDEN RETREAT

Outside, the fully enclosed courtyard garden is a private, peaceful retreat. Measuring approximately 10m x 9m, it's been beautifully landscaped with an array of architectural planting, raised beds and terracotta pots.

A lean-to greenhouse nestles in one corner, ideal for keen gardeners or simply pottering with a coffee in hand. With its high walls, structured greenery and sense of enclosure, it feels like a little slice of the Mediterranean – perfect for al fresco lunches, evening drinks, or just soaking up the sun in a deckchair with a good book.

From the garden, you also have direct access to a private garage – accessed via a shared driveway on Montpellier Grove – offering that all-important off-street parking and storage space in a town where it's at a premium.







## LIFE IN MONTELLIER – CHELTENHAM’S CULTURAL QUARTER

Location is everything – and here, you couldn’t be better placed. Montpellier is Cheltenham’s most fashionable and desirable neighbourhood, known for its Regency architecture, lush gardens and vibrant café culture. Stroll just minutes from your front door and you’ll find independent shops, restaurants and coffee spots galore – from artisan sourdough at Baker & Graze to Michelin-starred dining at Le Champignon Sauvage.

Green spaces abound too, with Montpellier Gardens, Imperial Gardens and Pittville Park all close by, while the Promenade, town centre and festivals of Cheltenham are within easy reach on foot. The town is also well connected for commuters, with mainline

rail services to London Paddington and easy access to the M5 and A40.

### **Final Thoughts**

With its peerless position, charming walled garden, flexible living spaces and architectural pedigree, 8 Montpellier Villas is an exceedingly rare opportunity to own a piece of Cheltenham’s Regency heritage.

Elegant yet unpretentious, private yet supremely central, it’s a house that offers both beauty and practicality in perfect balance – and one that’s been dearly loved by its current owners for nearly a decade. Quite simply, it’s Cheltenham living at its most refined.



## WHERE TO GO WHEN YOU NEED:



**Weekly Shop:** The Cheltenham Waitrose is very centrally located a mile away on Honeybourne Way and is open seven days a week. Also, within a short drive, are Tesco, Sainsburys and M&S.



**Dinner/Drinks:** The Beehive, on the corner of Montpellier Villas, a gastropub rated as one of the top six real-ale pubs in Cheltenham is a well-known watering hole. Cheltenham offers a wide range of international cuisine. Restaurants within walking distance include The Ivy, Brasserie Blanc, Gallimores Kitchen, the Giggling Squid and the Chelsea Brasserie to name a few.



**Golf:** For golfers there are many outstanding courses nearby. Cleve Hill to the North, Cotswold Hills and Lilley Brook are nearby. Painswick Golf Club is a short drive to the south. As well as being challenging for keen golfers they are set in the most stunning surroundings – the backdrop of the Cotswolds Area of Outstanding Natural Beauty.



**Gym/Fitness:** No need to get in the car and struggle to park to go to the gym. Gyms within walking distance include: ReSET Gym, Zig's Exercise, Studio Fit, Solace Gym and Reform 117. Also, there are personal trainers in the locality. For swimmers the Sandford Parks Lido, with a 50m heated pool, is a short walk away.



**Milk:** Sainsbury's Local is a two-minute walk from Montpellier Villas and open until 11pm.



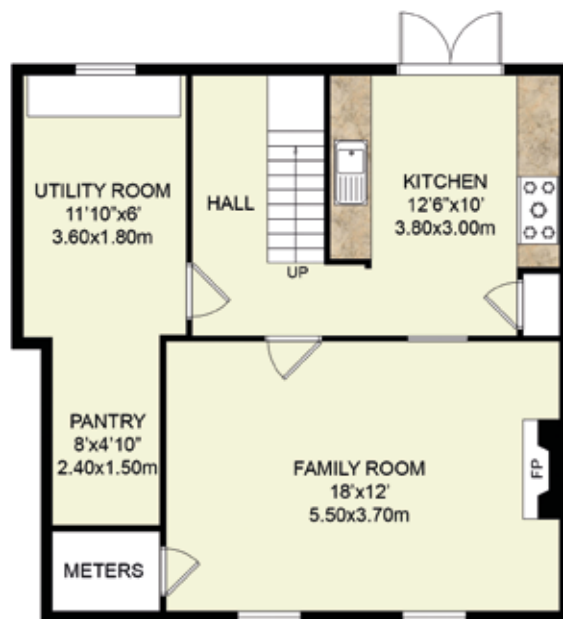
**Walks:** For walks there are many parks. Montpellier Gardens is round the corner. Nearby are Sandford Park, Naunton Park and, on the way into town, Imperial Square and Gardens. A short drive away there is the whole of the Cotswolds to explore with glorious walks around Cleve Hill, Winchcombe and Broadway. Pick up part of the 102-mile Cotswold Way for an extended hike. Other well documented trails are the Wyche Way and the Winchcombe Way. Whether you are looking for a short stroll or a long hike there is something for everyone within a short distance of Cheltenham.



**Schools:** Cheltenham Schools include: Catholic School of St Gregory the Great (Ofsted-rated Outstanding), Belmont School (Ofsted-rated Outstanding), Pittville School (Ofsted-rated Good), Lakeside Primary (Ofsted-rated Good), Balcarras Academy (Ofsted-rated Outstanding), Naunton Park Primary (Ofsted-rated Outstanding), and Warden Park Primary (Ofsted-rated Good) to name a few. In the private sector there are the highly-regarded Cheltenham College, Cheltenham Ladies College and Dean Close to choose from.







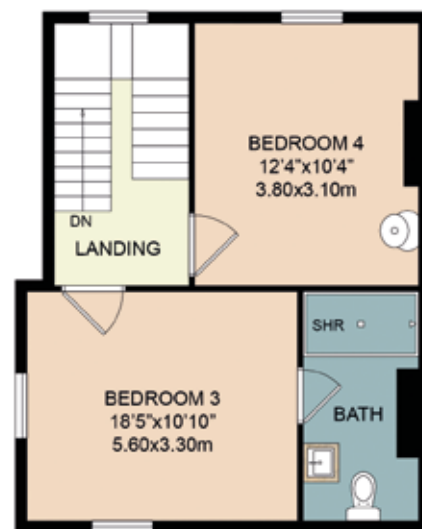
Basement Level



Ground Floor



First Floor



Second Floor

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan. Produced for Stowhill Estates.



### The Finer Details...

- Square Footage – 2,091 sq.ft / 194.20 sq.m
- Broadband Supplier – Sky
- Drainage – Mains drains
- Parking – 2 parking permits, 1 garage
- Local Authority – Cheltenham Borough Council
- Central Heating – Gas
- Council Tax Band – E

Important notice: Stowhill Estates Ltd, their clients and any joint agents give notice that:

- 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Stowhill Estates Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photos and Brochure prepared April 2025.





**Scan me** to book a viewing  
or call the Stowhill Estates Team on:  
01242 384444 | [contact@stowhillestates.com](mailto:contact@stowhillestates.com)



STOWHILL ESTATES

**What Three Words:** [///vows.legal.nods](https://www.vows.legal.nods)