



5 GLENSANDA COURT
CHELTENHAM

An exceptional townhouse offering contemporary elegance, flexible living and uninterrupted park views – a hidden gem with a view all within Cheltenham's most desirable cultural quarter.



A MODERN CLASSIC OVERLOOKING MONTPELLIER GARDENS

Tucked away in a discreet and sought-after enclave just moments from The Promenade, 5 Glensanda Court provides a rare opportunity to own a light-filled, architecturally-striking, home with a front-row seat to one of Cheltenham's most cherished green spaces. Thoughtfully arranged across three storeys and finished to an impeccable standard, this four-bedroom townhouse combines the clean lines of modern design with generous proportions, abundant storage space, and a quietly luxurious atmosphere throughout.

Whether you're entertaining guests in the sociable open-plan living space, enjoying peaceful evenings in the first-floor sitting room, or simply watching the seasons change across the treetops of Montpellier Gardens, life here offers beauty and convenience in equal measure.

A SPACIOUS WELCOME – WITH ROOM TO WORK AND LIVE

Step inside the generous reception hall and you're immediately struck by a sense of calm and considered design. It's a place to pause and enjoy the welcome of this home. The flooring underfoot, neutral tones and an abundance of light set the tone for the rest of the house. At over 19x11ft this versatile space is more than just a hallway – large enough to host comfortably a home office or reading corner – it offers a practical zone for everyday living. Separately, there is plenty of space, perfect for hanging coats, kicking off boots and

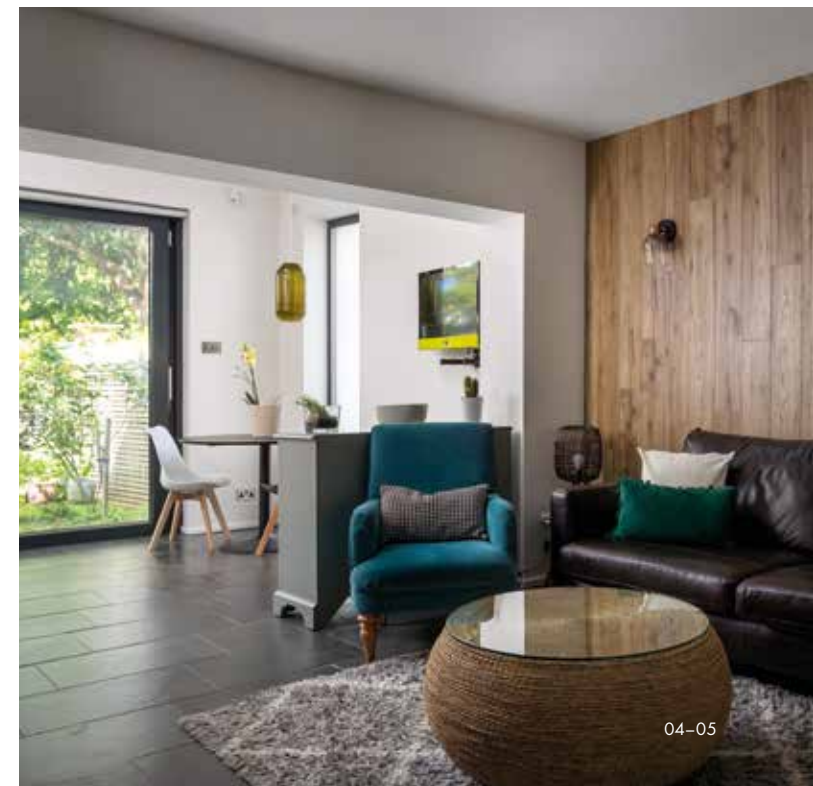
dropping off shopping after a hectic day out in town.

From here, a wide inner corridor leads you further into the home, passing a sleek guest cloakroom, a separate utility room with space for laundry appliances, and a large under-stairs cupboard – ideal for stowing everything such as sports kit, children's gear or suitcases at the ready for that next business trip or restful holiday. The name of the game here is the attention to detail for active city dwellers: practical space exactly where you need it.

ESSENTIAL COMFORTS AND PRACTICAL TOUCHES

While the living spaces are undeniably elegant, the practical side of this home is equally impressive. There's fast and reliable broadband, strong mobile signal, and high-performance double glazing throughout.

The house also benefits from efficient central heating, ample storage at every level, and secure gated access to the front of the development. On-street permit parking is available, and the location means you can walk almost everywhere – from independent boutiques and cafes to Michelin-starred restaurants and cultural festivals.



THE HEART OF THE HOME – LIGHT, SPACE AND STYLE COMBINED

The current owners extended the ground floor to the rear of the house to create something quite special: the open-plan kitchen, dining and living space. This is a room designed for both daily life and memorable gatherings. Full-width sliding glass doors open out onto a private terrace, to give that indoors meets outdoors vibe, whilst twin skylights over the kitchen ensure this entire space is bathed in natural light from dawn to dusk.

The kitchen itself at 19x22ft is beautifully appointed, with sleek, modern cabinetry sourced from the Netherlands in a soft matt finish, solid wood worktops that bring warmth and texture, and a suite of integrated Miele appliances for a clean, uncluttered look. Twin sinks, ample space for food

preparation, whilst chatting with friends, or children do their homework, combined with clever storage, make this a kitchen as practical as it is elegant. It is equally suited to quick breakfasts or lingering over roast lunch on a Sunday.

The adjoining living and dining areas are generous yet cosy, with room for a large table and relaxed seating.

Underfloor heating runs throughout the ground floor, offering cosy warmth beneath your feet and a sense of seamless comfort, even on the greyest of winter days. So, whether it's quiet evenings by candlelight or lively get-togethers with friends, this space adapts effortlessly to your needs all year round.





A LIVING ROOM WITH A VIEW

Upstairs, on the first floor, you'll find a wonderfully proportioned sitting room (over 18x13ft) that stretches the full width of the house and is one of the most rewarding spaces at 5 Glensanda Court. As you gaze out across Montpellier Gardens it feels almost like a private green. Framed by three large sash-style windows, the room is both light-filled and serene, perfect for unwinding at the end of the day with a G & T or simply enjoying the daily rhythm of Cheltenham's most vibrant neighbourhood from the comfort of your sofa.





Across the landing lies the principal bedroom suite – a calm and elegant retreat with walk-in wardrobe and a beautifully finished en-suite bathroom. Here, indulgence meets practicality and it's like a private spa: there's a walk-in rainfall shower, a deep-set bathtub for long soaks, and twin basins set into a stylish vanity unit all lit softly to encourage moments of quiet contemplation. Soft tiling and chrome fixtures complete the look, offering a space that feels like a luxury boutique hotel suite at home.

Two large built-in wardrobes on the landing provide yet more storage – a consistent and thoughtful theme throughout the house.

Three Further Bedrooms – Tranquil and Versatile

Away from the main living area you'll find three further bedrooms tucked away on the top floor — each with its own identity and charm. These rooms are quietly located and beautifully presented – ideal for children, visiting guests or additional office space. Two at more than 13x11ft means there should be no need for children to argue over who has the bigger and both have ample storage with built-in wardrobes. All three are served by a beautifully appointed family shower room.

Thoughtful upgrades mean the plumbing and electrics throughout the home have been replaced, ensuring you can simply move in and begin enjoying your new surroundings.





GARDEN AND SETTING... IDEAL URBAN SPACE AND FOR TURNKEY LIVING

To the rear, a private garden space—around 4m by 6m—is modest in size but perfectly formed, ideal for low-maintenance greenery and summer evening dining. A shared passageway runs alongside for easy access.

To the front of the home, you'll find parking spaces allocated to the property — a rare luxury in this part of town. This is a share-of-freehold arrangement, which contributes to a sense of community and shared pride in the upkeep of the surrounding space.



LIFE AT GLENSANDA COURT

With Cheltenham's excellent schools, mainline train station, and the M5 all easily accessible, this is a location that balances lifestyle, convenience and connectivity – perfectly suited to modern living, right in the heart of town.

Final Thoughts

With its generous living spaces, refined finishes, and unparalleled outlook over Montpellier Gardens, 5 Glensanda Court is a home that truly stands apart. Beautifully designed, immaculately maintained and superbly located, this is Montpellier living at its most contemporary – with all the tranquillity and charm of a private retreat.

Behind the scenes, everything has been done to ensure long-term peace of mind. All bathrooms have been reconfigured, pipework and wiring are new, the roof was redone in 2015, and the boiler has been regularly serviced. There's underfloor heating on the ground floor and in the bathrooms, and the double glazing throughout adds to the home's quiet, efficient comfort.

And perhaps most importantly, this is a friendly neighbourhood. The current owners speak fondly of the warm relationships with neighbours and of the quiet, welcoming atmosphere that's rare to find so close to the centre of town.

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.



Milk: For essential needs “Your Co-Op Food Montpellier Walk” and the “Premier Local Convenience Store” on the Bath Road are both a two-minute walk from Glensanda Court.



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.



Walks: For walks there are many parks. Glensanda Court overlooks Montpellier Gardens after all. 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 Cleeve 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.



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, and Zig’s Exercise. A short distance away are Solace Gym and Gym 66. Also, there are personal trainers in the locality. For swimmers the Sandford Parks Lido, with a 50m heated pool, is within a few minutes walk.



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.



Golf: For golfers there are many outstanding courses nearby. Cleeve Hill to the North and 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.





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The Finer Details...

- Square Footage – 2148 sq.ft
- Drainage – Mains drains
- Parking – Private parking
- Local Authority – Cheltenham Borough Council
- Central Heating – Gas
- Council Tax Band – F

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