



Christchurch Terrace, Malvern Road, GL50 2NS

Guide Price £600,000



Christchurch Terrace

Cheltenham, GL50 2NS

A beautifully proportioned three/four bedroom period townhouse, offering flexible accommodation arranged across three floors, and brought to the market with no onward chain

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Onward Chain
- Allocated Off-Road Parking Space
- Three Bedroom Period Townhouse Believed To Date Back To The 1890s
- Accommodation Arranged Across Three Floors
- Three Reception Rooms Offering Flexible Living Accommodation
- Beautifully Landscaped Rear Garden









A beautifully proportioned three/four bedroom period townhouse believed to date back to the 1890s, offering flexible accommodation arranged across three floors. Combining an abundance of character with modern improvements, the property benefits from three reception rooms, two bath/shower rooms, a contemporary kitchen, an allocated parking space and a beautifully landscaped rear garden. The lower ground floor is currently arranged as a self-contained apartment, presenting an excellent opportunity for purchasers seeking multi-generational living or the potential to generate a supplementary income. The original internal staircase has been retained, allowing the accommodation to be easily reinstated as one cohesive family home if desired. Offered to the market with no onward chain, this charming home enjoys an excellent position close to Cheltenham town centre.

Entrance Hall: Accessed via an elevated entrance, the welcoming hallway provides access to the principal ground floor accommodation, with stairs rising to the first floor and descending to the lower ground floor.

Sitting Room: A beautifully presented reception room enjoying a large bay window which floods the space with natural light. High ceilings, decorative cornicing and a feature fireplace create an elegant room, ideal for both relaxing and entertaining.

Dining Room: Situated to the rear of the property, the dining room provides a versatile second reception room overlooking the garden. Offering ample space for formal dining, it could equally be utilised as a family room or home office to suit a purchaser's requirements.

Kitchen: A contemporary fitted kitchen comprising a range of modern wall and base units with complementary worktops and tiled splashbacks. Integrated appliances include an oven, microwave, induction hob and extractor hood, whilst a door leads directly onto the raised deck, creating an excellent connection between the house and garden.

Bedroom One: A generous principal bedroom spanning the full width of the property, benefiting from built-in wardrobes, a feature fireplace and a large front-facing window allowing an abundance of natural light.

Bedroom Two: A spacious double bedroom overlooking the rear garden, complete with a feature fireplace and useful built-in storage cupboard.

Family Bathroom: Fitted with a white suite comprising a panelled bath, separate corner shower enclosure, WC and wash hand basin, creating a spacious and practical family bathroom.

Lower Ground Floor Hallway: The lower ground floor is currently configured as a self-contained apartment, offering flexible accommodation ideal for guests, independent family members or those seeking the potential for supplementary income. The original staircase connecting the accommodation to the main house has been thoughtfully retained, allowing the property to be returned to a single dwelling with minimal alteration if preferred.

Sitting Room/Bedroom Four: Currently utilised as an additional sitting room, this versatile reception room with a feature fire surround offers excellent flexibility, and could equally serve as a further bedroom if required.

Bedroom Three: A comfortable double bedroom positioned on the lower ground floor, providing an ideal guest bedroom or additional accommodation with useful wardrobe space.

Kitchen/Breakfast Room: Fitted with a range of wall and base units incorporating an oven, hob and extractor hood, together with space and plumbing for additional appliances. There is also space for a breakfast table, making this a practical and versatile room.

Shower Room: Comprising a walk-in shower enclosure, WC and wash hand basin, conveniently serving the lower ground floor accommodation.

Rear Garden: A particular feature of the property, the beautifully landscaped rear garden has been thoughtfully designed to provide several areas for relaxing and entertaining. A raised deck accessed directly from the kitchen overlooks a generous patio and well-maintained lawn, whilst mature trees, established shrubs and colourful planting create an attractive and private setting to enjoy throughout the seasons.

Additional Details:

Tenure: Freehold

Council Tax Band: C

EPC Rating: D

Parking: To the front of the property is space for one vehicle with the option of on street parking for further vehicles.

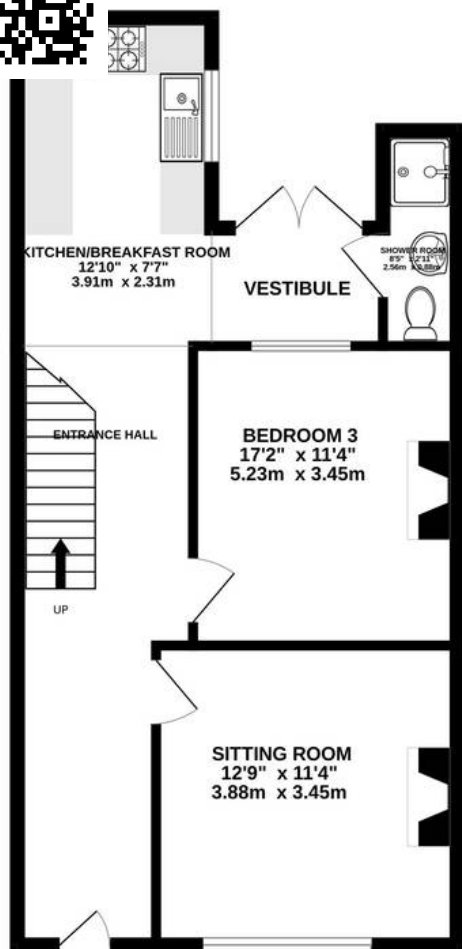
Location: Christchurch Terrace occupies a highly convenient position on Malvern Road, within easy reach of Cheltenham town centre, Montpellier and Tivoli. Residents can enjoy an excellent selection of independent cafés, restaurants, boutique shops and everyday amenities, together with well-regarded schools, beautiful parks and excellent transport links.

Cheltenham Spa railway station is also easily accessible, making the property ideal for commuters, whilst the town's renowned festivals, Regency architecture and vibrant café culture continue to make Cheltenham one of the Cotswolds' most desirable places to live.

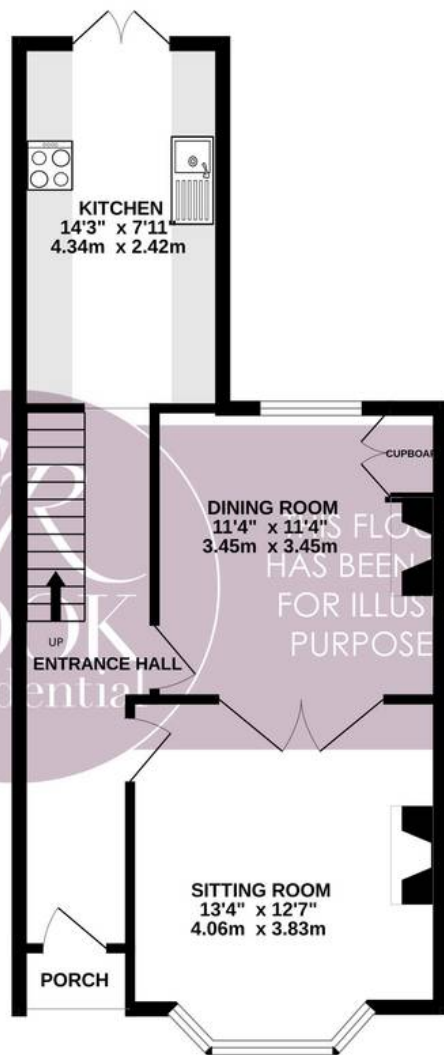
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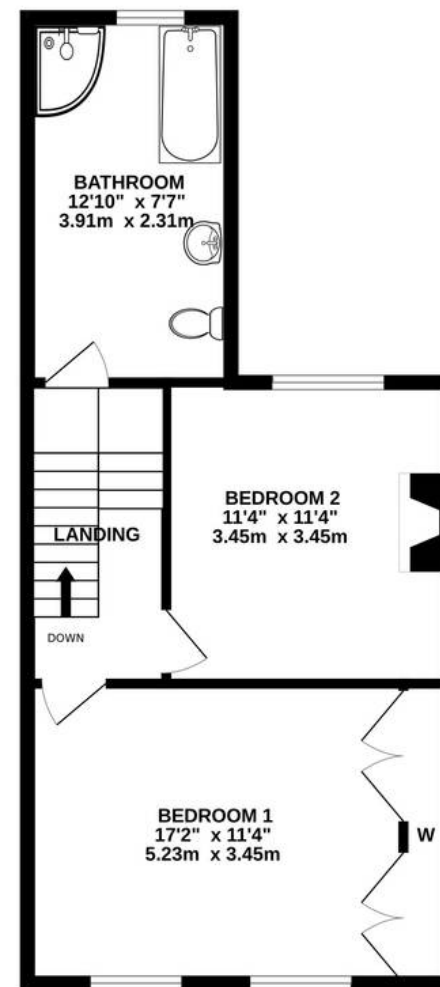
LOWER GROUND FLOOR
440 sq.ft. (50.2 sq.m.) approx.



GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1527 sq.ft. (141.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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