

LANDAU COTTAGE,
MALVERN PRIORS, MALVERN PLACE,
CHELTENHAM, GLOUCESTERSHIRE, GL50 2JN





Occupying a discreet position within the beautifully maintained grounds of the prestigious Malvern Priors, this exceptional two-bedroom coach house offers a rare opportunity to acquire a low-maintenance home in one of Cheltenham's most sought-after locations. Set behind electric gates with the benefit of an allocated parking space, the property combines security, convenience and a peaceful setting, just a short stroll from the fashionable boutiques, cafés, bars and restaurants of Montpellier.

The property has been thoughtfully maintained and is presented in excellent decorative order. The accommodation is arranged over two floors, with the ground floor providing generous living space, creating an ideal setting for both everyday living and entertaining. The living accommodation opens directly onto a south-east facing patio terrace, overlooking the beautifully maintained communal gardens and providing a lovely setting for outdoor entertaining. The kitchen is fitted with a range of modern shaker-style units, complemented by integrated appliances.

The first floor provides two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite bathroom and the guest bedroom served by a separate shower room.

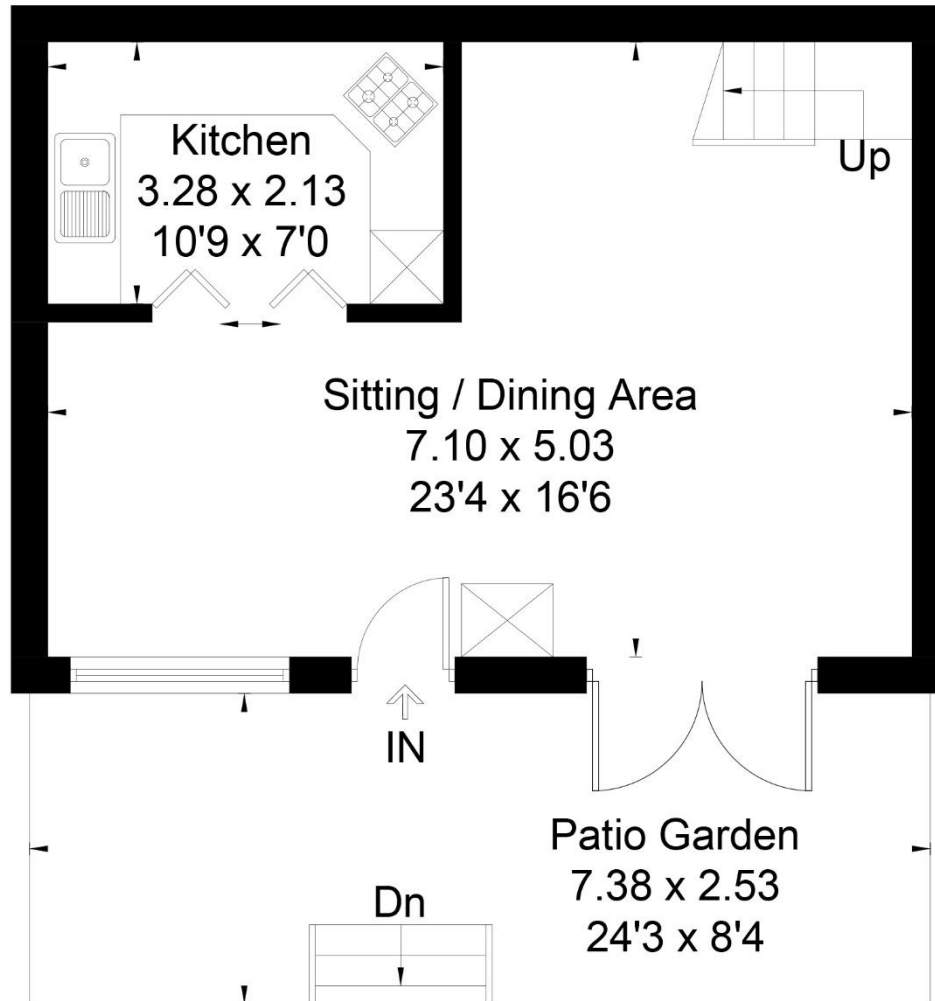
In addition to an allocated parking space within the gated development, there is also the advantage of visitors' parking available for guests. Malvern Priors is renowned for its attractive architecture, beautifully maintained gardens and outstanding central location. The property would make an ideal lock-up-and-leave, a superb downsizing opportunity, or an excellent low-maintenance home for those wishing to enjoy everything Montpellier and central Cheltenham have to offer.

Malvern Place is one of Cheltenham's most sought-after addresses, situated just moments from the vibrant heart of Montpellier. An exceptional selection of independent boutiques, cafés, restaurants and wine bars are all within easy walking distance, together with beautiful parks, the Promenade and many of Cheltenham's renowned cultural festivals. The town also offers excellent transport links, with Cheltenham Spa railway station providing direct services to Birmingham, Bristol and London Paddington.

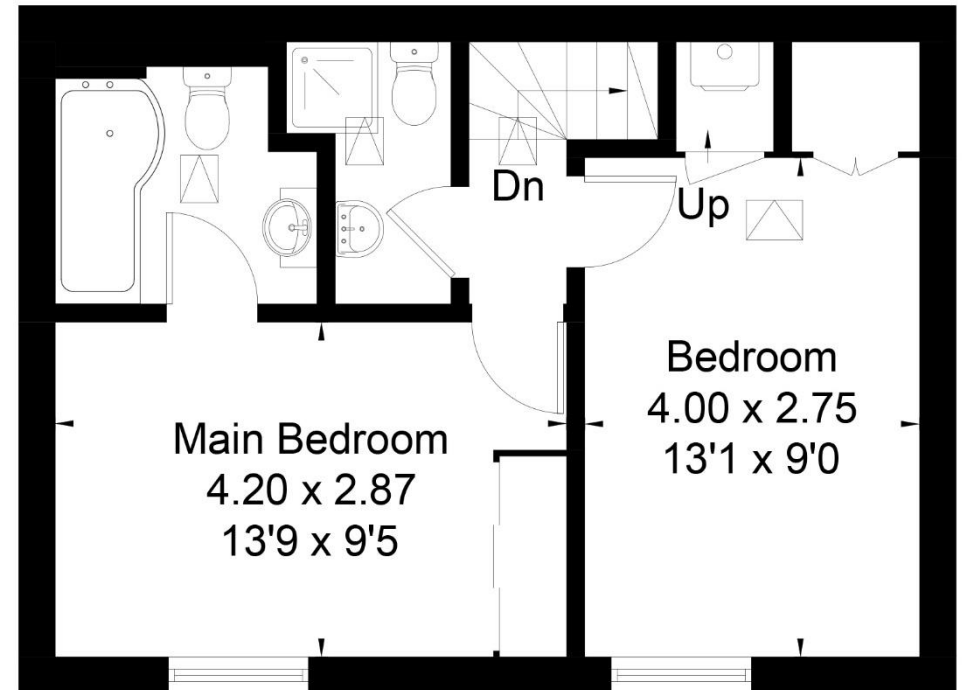




Approximate Floor Area = 72.0 sq m / 775 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #111735



GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property.

EPC

Current: D – 68.

Potential: B – 83.

COUNCIL TAX BAND

Cheltenham Borough Council – 01242 262626.

Council Tax Band (E) - £2,928.29. (2026/2027).

TENURE

Freehold.

SERVICE CHARGE

£75.00pcm.

MANAGING AGENT

Young & Gilling, Cheltenham.

VIEWINGS

Strictly by prior appointment through Charles Lear & Co. on 01242 222722.

Charles Lear & Co.

103 Promenade | Cheltenham | Gloucestershire | GL50 1NW
+44 (0)1242 222722 | sales@charleslear.co.uk | charleslear.co.uk

