

63, ST GEORGE'S ROAD

— CHELTENHAM —



63, ST GEORGE'S ROAD,
CHELTENHAM, GL50 3DU

Main House: Hall • Living Room • Dining Room • Library • Kitchen • Utility
5/6 Bedrooms • 2 Bathrooms • Terraced garden • Parking for 2 cars

Self-contained apartment: Sitting room • Kitchen • Bedroom • Bathroom

An exceptional and beautifully renovated Grade II Listed Townhouse in the heart of Cheltenham

Description

Arranged over four impressive floors, this exceptional Grade II Listed Townhouse offers in excess of 3,700 sq. ft. of beautifully proportioned accommodation, including a self-contained one-bedroom apartment with its own private entrance on the lower ground floor.

A breathtaking reception hallway, anchored by an elegant cantilevered staircase, creates an immediate sense of arrival and leads to the principal reception rooms. The living room is a wonderfully light and refined space, showcasing soaring ceilings, exquisite cornicing, a handsome period fireplace with log-burning stove, and tall sash windows that bathe the room in natural light. Double doors open seamlessly into the dining room, an equally elegant

setting featuring a second period fireplace and tranquil views across the garden.

To the rear of the hall lies a beautiful library, offering a peaceful retreat, with steps descending to the lower ground floor which comprises a utility room, cloakroom, and extensive storage. French doors open directly onto the garden, enhancing the home's effortless indoor-outdoor flow. On this floor, the bespoke kitchen/breakfast room has been thoughtfully designed with generous worktop and storage space and high-quality integrated appliances, combining style with practicality for both everyday living and entertaining.

The first floor is dedicated to three

well-appointed bedrooms, two of which are notably generous in scale and enhanced by original period fireplaces. This floor is further complemented by a separate W/C and an elegant family bathroom positioned to the rear, benefiting from additional mezzanine storage.

Occupying the second floor is a superb bedroom suite, featuring a walk-in dressing area. This room can also be a bedroom if required. A further bedroom and extensive storage complete the accommodation on this level, alongside a substantial family bathroom to the rear, thoughtfully designed with interconnecting doors leading to a separate shower room and W/C.

The lower ground floor apartment comprises a well-appointed sitting room, double bedroom, bathroom, and kitchen. Completely self-contained, it provides exceptional flexibility, whether as welcoming guest accommodation, a long-term rental, or an attractive holiday let.

Outside, a charming walled garden unfolds to the rear, beautifully landscaped with mature planting and pretty established borders. A winding paved walkway and delightful patio areas create a serene and inviting outdoor retreat, perfectly echoing the period elegance of the house. To the front, there is parking for two cars.

Location

63 St George's Road enjoys an exceptional position in the very heart of Cheltenham, perfectly placed just 420 yards from the Promenade and moments from the elegant boutiques, cafés and restaurants of the renowned Montpellier district. Everyday conveniences are effortlessly close at hand, including a Waitrose only a few roads away, ensuring both ease and sophistication of living.

Cheltenham is celebrated for its rich cultural calendar, hosting internationally acclaimed literary, jazz, cricket and food festivals, alongside its world-famous National Hunt racing at Cheltenham Racecourse. The town is further enhanced by a collection of beautifully landscaped parks and gardens, offering tranquil green spaces, children's play areas and idyllic settings for leisurely afternoons.

Recreational and sporting facilities are exceptional, with prestigious golf courses at Charlton Kings and Ullenwood, swimming at the iconic open-air Lido, and tennis courts located throughout the town's parks. Sailing and water sports are readily accessible at the Cotswold Water Park, a short drive to the south.

Education in Cheltenham is regarded as outstanding, with an enviable selection of highly respected independent and state schools, including Cheltenham Ladies College, Cheltenham College, Dean Close, St Edward's, Birkhampstead and Pate's Grammar School. Additional renowned schools such as Westonbirt, Beautesert Park and Marlins are also within easy reach.

Connectivity is excellent, with high-speed broadband and swift access to major commercial centres and international airports across the South-West, Midlands and London via the M4 and M5 motorways. Direct rail services further enhance Cheltenham's appeal as a refined yet well-connected place to live.



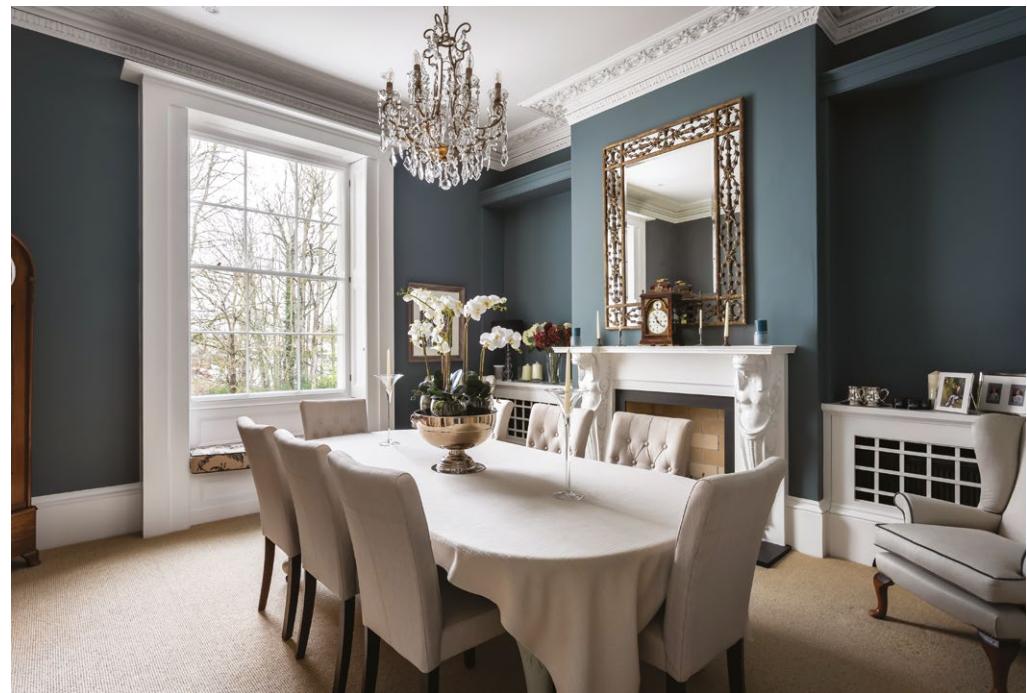
Cheltenham Promenade 420 yards

Cheltenham train station (direct to London Paddington) 1 mile

M5 (junction 11) 2 miles

All distances and times are approximate







General Information

Tenure: Freehold. Grade II Listed.

Services: Mains water, electricity, drainage and mains gas central heating.

Viewing: Strictly by appointment through Sharvell Property Ltd.

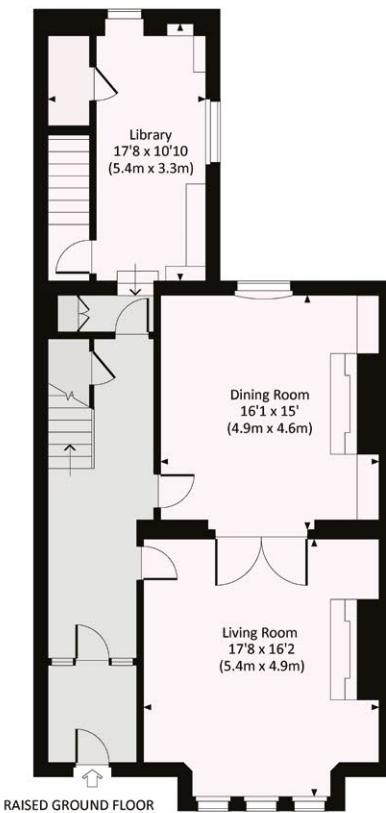
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cheltenham District Council, Municipal Offices, Promenade, Cheltenham, GL50 9SA. Tel: 01242 262626. Council Tax Band G and EPC rating D.

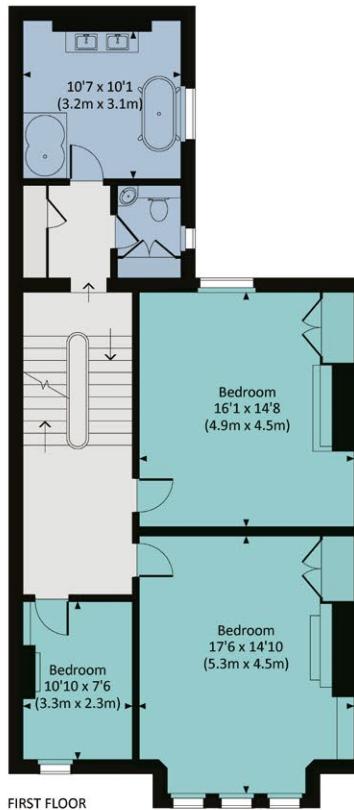




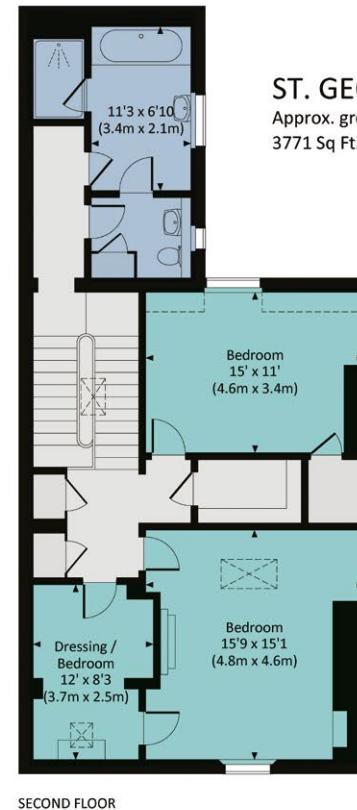
LOWER GROUND FLOOR



RAISED GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ST. GEORGES ROAD, GL50

Approx. gross internal area
3771 Sq Ft. / 350.3 Sq M.



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