



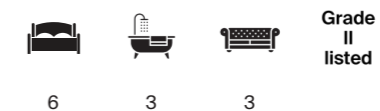
## 3 CRESCENT TERRACE

Cheltenham GL50 3PE



## A BEAUTIFULLY RESTORED GRADE II LISTED TOWNHOUSE

Phoenix House is a beautifully renovated Regency townhouse dating back to the early nineteenth century. It sits within an exclusive terrace of five properties and has been transformed by the current owners with a focus on quality, comfort and contemporary living.



Local Authority: Cheltenham Borough Council

Council Tax band: G

Tenure: Freehold

**Guide price: £1,395,000**



### 3 CRESCENT TERRACE

The result is a refined and flexible property with the added advantage of a lower ground floor ideal for guest accommodation or potential income. At the rear, a private sunken courtyard offers an inviting and low maintenance outdoor space.

The entrance hall immediately sets the tone, featuring original decorative cornicing and an elegant staircase that leads to a stunning double drawing room. This impressive space is arranged as a sitting room with a dining area and retains tall sash windows and beautiful period features with a soft modern palette to create a bright and welcoming atmosphere. The contemporary kitchen is thoughtfully designed, offering ample storage, a breakfast bar and access to a rear balcony that provides a peaceful spot to enjoy the morning or evening light.





## KITCHEN

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## BEDROOMS

The principal bedroom suite is exceptional, with tall sash windows, generous natural light and a luxurious en suite with twin basins, a free standing bath and a separate shower. There are four additional bedrooms along with further bath and shower rooms and a dressing room.

## OUTSIDE

The lower ground floor provides excellent versatility with a TV/sitting room plus a family room opening directly to the courtyard, a guest bedroom with its own en suite shower room, a utility room and a sauna room.

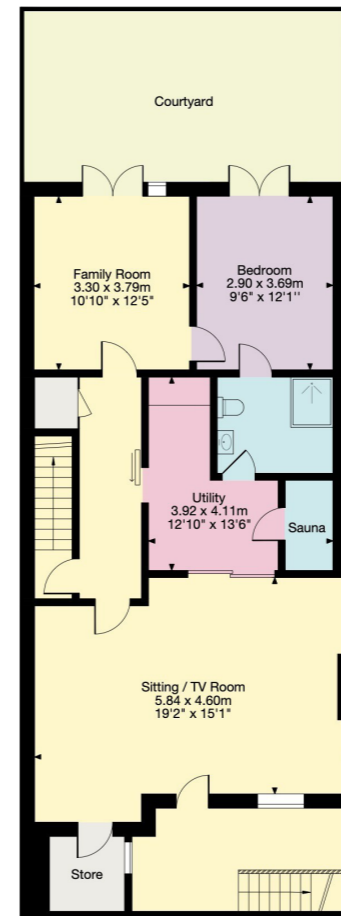




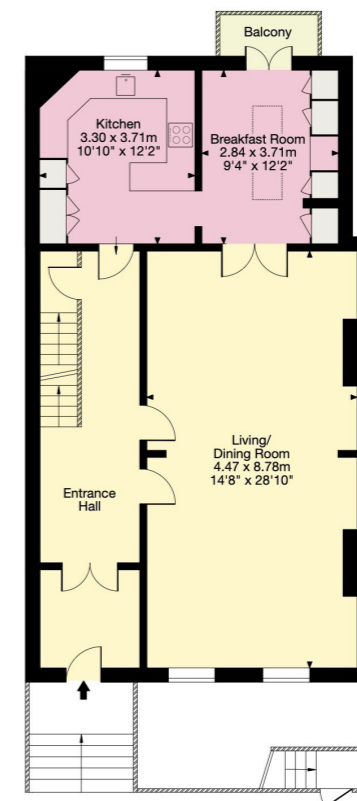
Gross Internal Area (Approx.)  
360 sq m / 3,877 sq ft



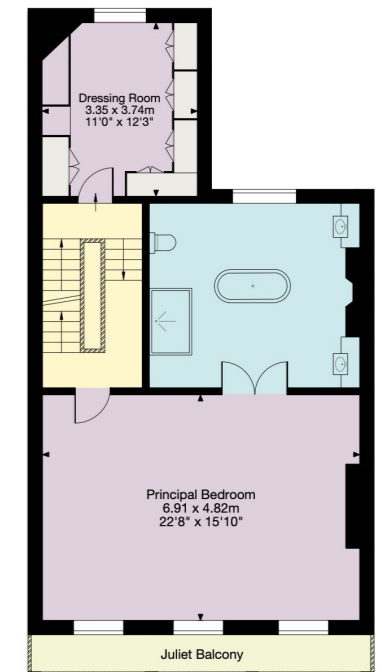
Third Floor



Lower Ground Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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