



97 MONTPELLIER TERRACE, CHELTENHAM

GL50 1XA



ELEGANT PERIOD TOWNHOUSE

Set within one of Cheltenham's most sought after residential terraces, this handsome Grade II listed townhouse combines period charm with beautifully presented living space across several floors.



Local Authority: Cheltenham Borough Council

Council Tax band: F

Tenure: Freehold

Guide price: £1,600,000



97 MONTPELLIER TERRACE

Approached via a private gravelled frontage, the property immediately impresses with its elegant Regency façade, generous proportions and refined period detailing. A particularly striking feature is the impressive reception hall, where an elegant octagonal roof lantern floods the space with natural light, creating a wonderful sense of grandeur from the moment of arrival.

Beyond, the light-filled interiors offer a superb balance of formal and informal living areas, perfectly suited to modern family life and entertaining alike.

The welcoming sitting room provides an elegant setting for everyday living, showcasing the impressive proportions and period character synonymous with homes of this calibre.





MODERN FAMILY LIVING

To the rear of the property, a spacious kitchen offers ample room for cooking and informal dining, creating a practical and sociable hub for family life. Beyond, a light-filled dining room enjoys views over the garden and opens directly onto the courtyard through glazed doors, providing an excellent space for entertaining and seamless indoor-outdoor living.

In addition, a useful snug or TV room offers valuable flexibility, serving equally well as a cosy retreat, family room or home office.







SPACIOUS ACCOMMODATION

A versatile lower ground floor provides additional accommodation that can be adapted to suit individual requirements, whether as guest bedrooms, supplementary living space or workspace.

Three further bedrooms are arranged over the upper floors, including an impressive principal suite. All of the upper floor bedrooms benefit from their own en suite bath or shower facilities, offering excellent comfort and convenience for family members and guests alike.

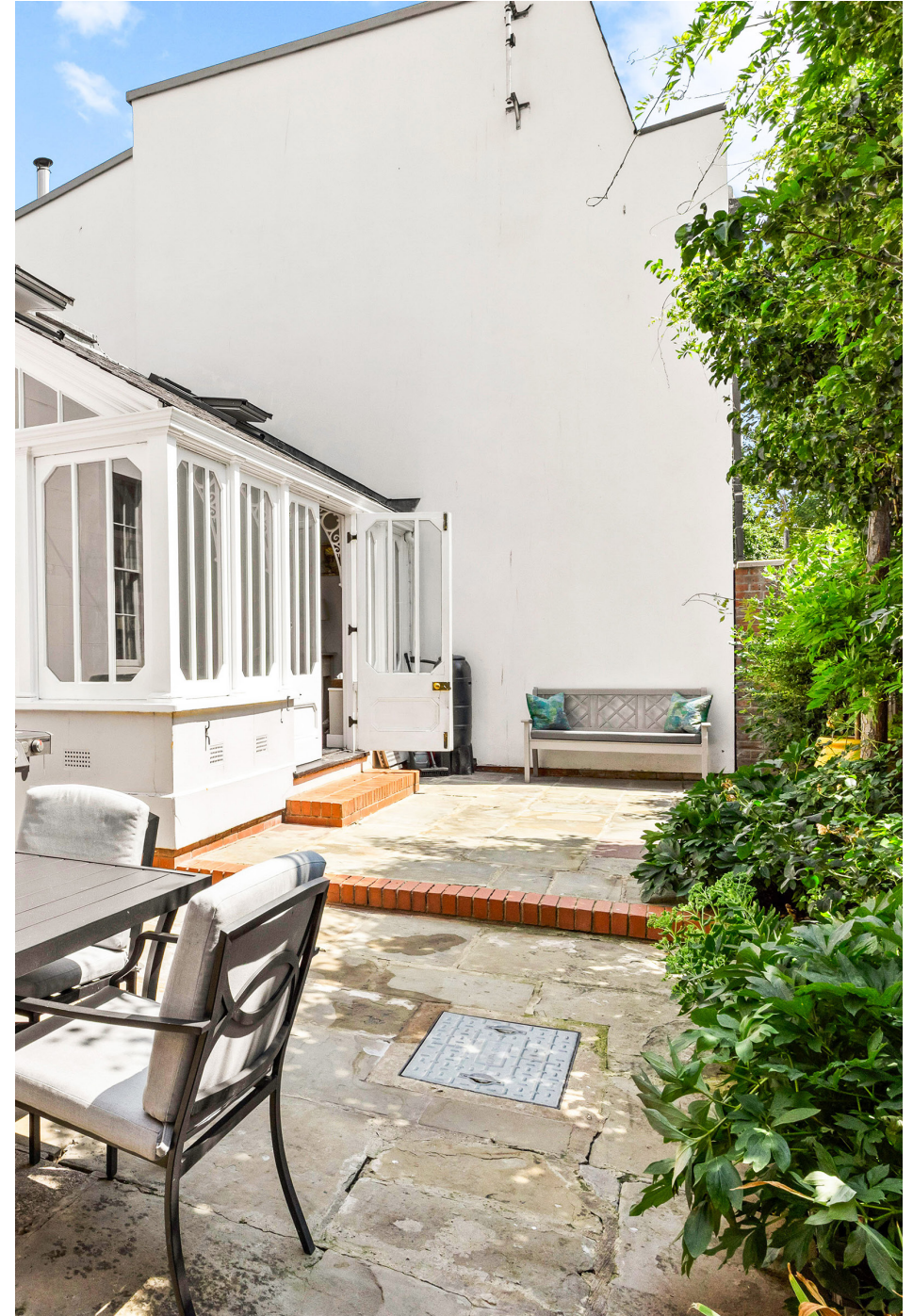




OUTSIDE

To the rear, a charming courtyard garden creates a wonderfully private environment for outdoor dining and entertaining. Enclosed by attractive brick walls and mature planting, it provides a calm and secluded setting with ample space for al fresco gatherings throughout the warmer months. The garden also benefits from several useful external storage units, providing practical space for bicycles, gardening equipment and general household storage.

To the front of the house, a private driveway provides off-road parking for up to five vehicles, a particularly rare and highly desirable feature in this central Montpellier location.







LOCATION

Montpellier Terrace enjoys an enviable position within Cheltenham's prestigious Montpellier district, renowned for its elegant Regency architecture, boutique shopping, cafés and acclaimed restaurants.

Widely regarded as one of England's finest Regency towns, Cheltenham is home to a thriving cultural scene, the world-famous Cheltenham Festival and a number of highly regarded schools, including Cheltenham Ladies' College and Cheltenham College.

Rich in period character and forming part of the town's celebrated architectural heritage, this exceptional Grade II listed home offers a rare combination of elegance, flexibility and lifestyle appeal in one of Cheltenham's most desirable addresses.

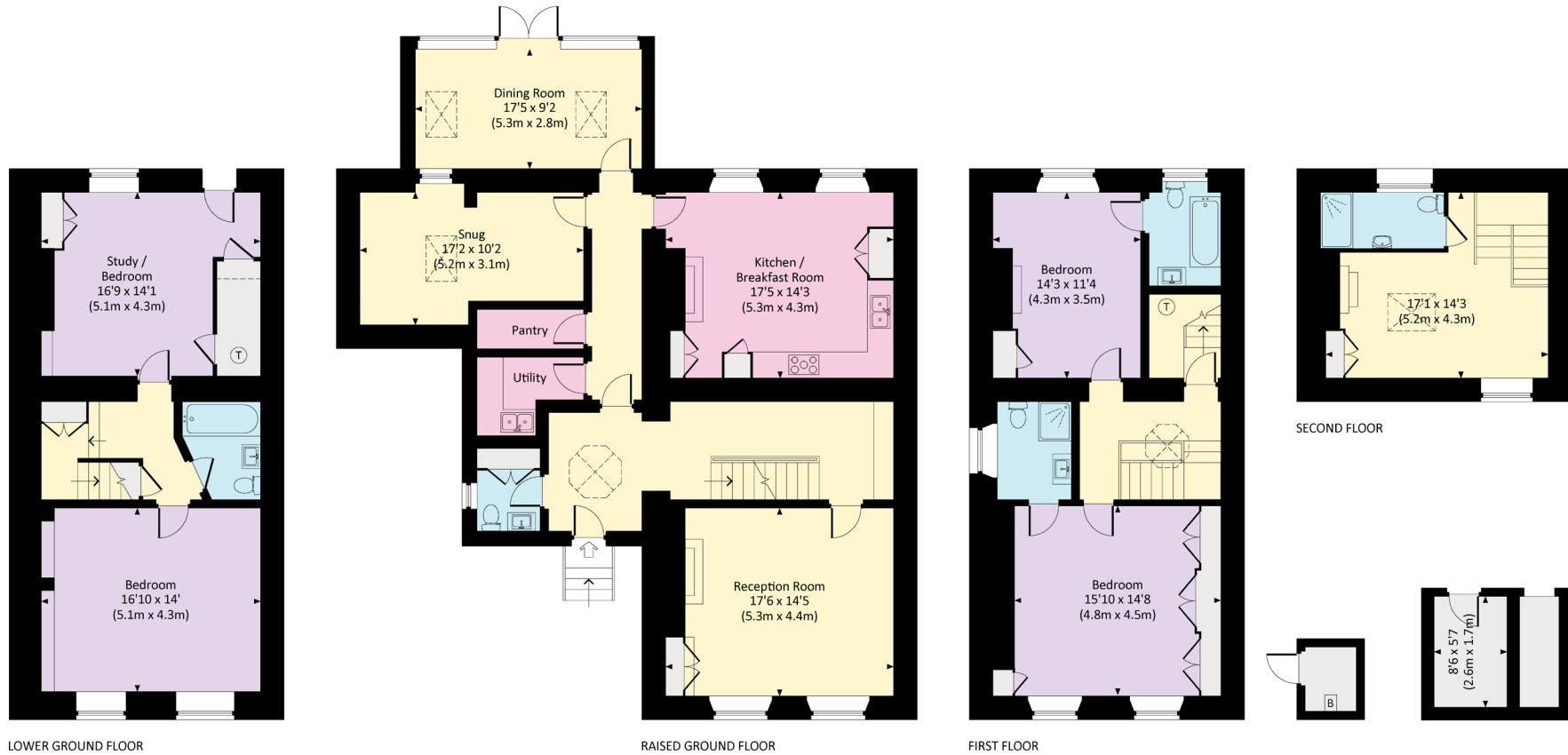




MONTPELLIER TERRACE, GL50

Approx. gross internal area 2918 Sq Ft. / 271.1 Sq M.

Approx. gross internal area 3018 Sq Ft. / 280.4 Sq M. Inc. Storage Vaults



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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