

28 MONTPELLIER HOUSE SUFFOLK SQUARE

CHELtenham, GLOUCESTERSHIRE, GL50 2DY



Charles **Lear**



Situated in one of the town's most sought-after locations within the grounds of iconic Montpellier House with direct gated access to the Suffolk's this superb fully renovated end of terrace mews house combines refined living with exceptional convenience.

The property has been comprehensively renovated in a sleek contemporary style creating a sophisticated and turnkey residence. Particular attention has been paid to both design and finish including the installation of a stunning modern kitchen, two newly appointed shower rooms featuring high-quality contemporary sanitaryware and a stylishly colour drenched sitting room which adds depth and character to the principal living space. The principal bedroom has also been thoughtfully enhanced with the addition of a dedicated dressing area, further elevating the sense of luxury.

Entering the property there is a notably wide and inviting reception hall which provides access to the principal living spaces whilst also providing practical under stair storage and a ground floor cloakroom.

The dual aspect sitting room is a particularly impressive space, beautifully proportioned with a sense of space due to the high ceilings. The contemporary kitchen/breakfast room is thoughtfully designed, featuring an extensive range of wall and base units providing excellent storage. A selection of integrated appliances ensures both style and functionality and a breakfast bar provides an area for casual day to day dining and an open doorway leads seamlessly into a separate utility area, adding further convenience to this well-planned space.

The first floor offers a superb dual aspect principal bedroom suite of generous proportions. This luxurious room benefits from a stylishly en-suite shower room and the aforementioned dressing area provides ample storage without compromising on space. The guest bedroom is equally well-appointed, complete with fitted furniture and its own contemporary en-suite shower room, making it ideal space for visitors.

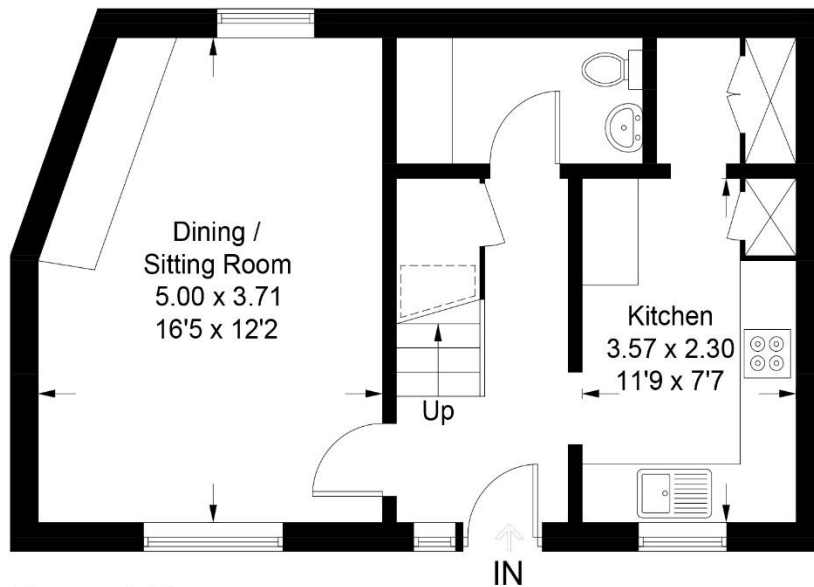
Externally, the property enjoys a delightful area to the front, ideal for patio furniture and the property benefits from one allocated parking space and visitor parking.



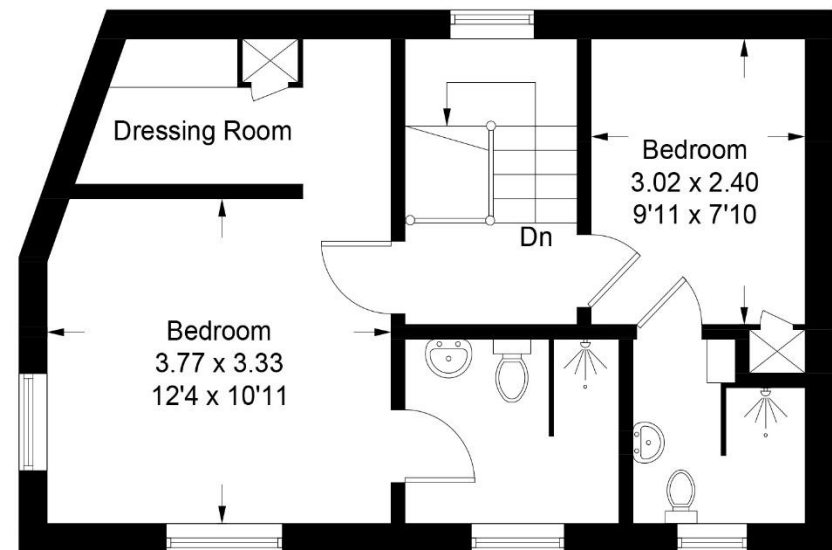


28 Montpellier House

Approximate Gross Internal Area = 79.7 sq m / 858 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1294457)



GENERAL INFORMATION

Managing agents: Young & Gilling, Cheltenham
01242 521129

The service charge is £876.14 p.a

The property is Freehold

Pets are permitted within the development.

The property is connected to all mains services.

COUNCIL TAX BAND:

CHELTENHAM BOROUGH COUNCIL 01242 262626

Band (D) - £2,246.52 pa. 2025/2026.

EPC RATING:

D

PRICE

£425,000

VIEWINGS

Strictly by prior appointment through

Charles Lear & Co. on

01242 222722.

Charles Lear & Co.

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