



QUIETLY TUCKED AWAY WITHIN MONTPELLIER HOUSE IS AN EXCEPTIONAL APARTMENT



Montpellier House is one of Cheltenham's architectural treasures. Dating from the early 19th century and Grade II listed, this handsome Regency residence forms part of the rich tapestry of Suffolk Square, a neighbourhood renowned for its timeless sophistication, vibrant culture and the town's celebrated spa heritage.

Beyond the pillared entrance, beautifully maintained communal gardens create a striking setting for Montpellier House, complementing the grandeur of this distinguished Regency residence. Tucked quietly to the rear of the building lies something quietly special: a beautifully renovated garden apartment with its own entrance shared with just one neighbouring apartment. Warm, characterful and surprisingly spacious, it offers an unexpected sense of light and tranquillity in the heart of Montpellier and The Suffolks.

Steps descend gently to the apartment's entrance, where the charming mosaic tiled lobby immediately sets the tone for what lies beyond. A welcoming hallway runs the length of the apartment, with warm wooden flooring leading effortlessly from one elegant space to another. A useful walk-in storage room offers excellent practicality and could equally serve as a discreet utility room, helping to keep everyday living beautifully organised.





At the heart of the home lies an elegant sitting room, where impressive proportions create a wonderfully versatile living space. Large sash windows, generous ceiling heights flood the room with natural light, creating an uplifting atmosphere. There is ample space to relax, entertain, enjoy a dedicated dining area and even incorporate a comfortable study corner, making this a room that effortlessly adapts to modern living. Naturally cool in the summer months and wonderfully inviting throughout the seasons, it is a space where contemporary comfort exist in perfect harmony.

The gallery kitchen enjoys an abundance of natural light from the front elevation and has been thoughtfully designed with porcelain tiled flooring, plentiful cabinetry and generous preparation space, combining practicality with understated elegance.

Light, airy and beautifully appointed, the principal bedroom provides a peaceful retreat. Complete with a separate dressing area, a stylish ensuite shower room and a cleverly concealed hideaway storage cupboard, it offers both elegance and practicality.

Beyond the sash window lies a delightful south-facing outdoor patio garden, thoughtfully arranged as a private retreat for morning coffee, relaxed al fresco dining or simply enjoying the sunshine. Accessed via steps from the communal gardens to the side of the building, it feels quietly secluded while remaining connected to the beautiful surroundings of Montpellier House.





The beautifully reimagined bathroom and ensuite have both been sympathetically refurbished, blending timeless traditional styling with carefully selected reclaimed furniture pieces that introduce warmth, individuality and enduring character. The result is a collection of spaces that feel beautifully curated, perfectly complementing the apartment's Regency heritage while remaining entirely suited to contemporary living.



Positioned at the opposite end of the apartment, the generous guest bedroom enjoys a peaceful setting and benefits from bespoke built-in wardrobes.

Further enhancing this exceptional home is an allocated off-road parking space, together with the option to obtain two residents' parking permits, access to a secure communal bike store and immaculately maintained communal grounds.

Location: Montpellier House occupies a superb position within Suffolk Square, one of Cheltenham's most elegant and sought-after residential enclaves, overlooking the historic Cheltenham Bowling Club. Perfectly placed within the vibrant Montpellier area, the apartment enjoys easy access to the distinctive café culture, independent boutiques and acclaimed restaurants of Montpellier, The Suffolks, Tivoli and Bath Road, while The Promenade is just a short stroll away.

The Suffolks is particularly renowned for its independent spirit, with its popular markets and seasonal festivals bringing a wonderful sense of community throughout the year. The area is also exceptionally well connected, with Cheltenham Spa railway station providing direct services to London, Birmingham and Bristol, whilst the A40 and M5 offer convenient access to Oxford, the Cotswolds and beyond.





Council: Cheltenham Borough Council

Council Tax: D

EPC: C

Title Number: GR118350

Tenure: Leasehold - Share of Freehold 109 Years remaining

Service Charge: £7,245 per annum, payable half-yearly in January and July.

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Approximate Gross Internal Area 1615 sq ft - 150 sq m



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