

# 3 Lypiatt Terrace

Cheltenham, Gloucestershire



A magnificent Grade II\* listed townhouse, forming part of an elegant Italianate terrace of just seventeen houses in the heart of Montpellier.



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### Summary of accommodation Main House

**Lower ground floor:** Kitchen/Breakfast room | Dining room | Family room | Bedroom  
En-suite shower room | Cloakroom | Store

**Raised ground floor:** Entrance Hall | Reception room | Sitting room | Bedroom | Shower/Cloakroom

**First floor:** Drawing room | Bedroom | Bathroom

**Second floor:** Three bedrooms | En-suite shower room | Shower room



## Situation

(Distances and times are approximate)



Montpellier is home to a huge choice of restaurants, bars, hotels and boutique shops. Montpellier and Imperial gardens play host to the various festivals throughout the year which include the Jazz, Music, Literature and Science Festivals.



Church of England primary school and a children's day nursery.



Road links via the M5 and A419 create excellent access to Oxford, Birmingham and Bristol.



Cheltenham Spa offers regular services to London Paddington.



Birmingham and Bristol (both approximately 1 hour away)



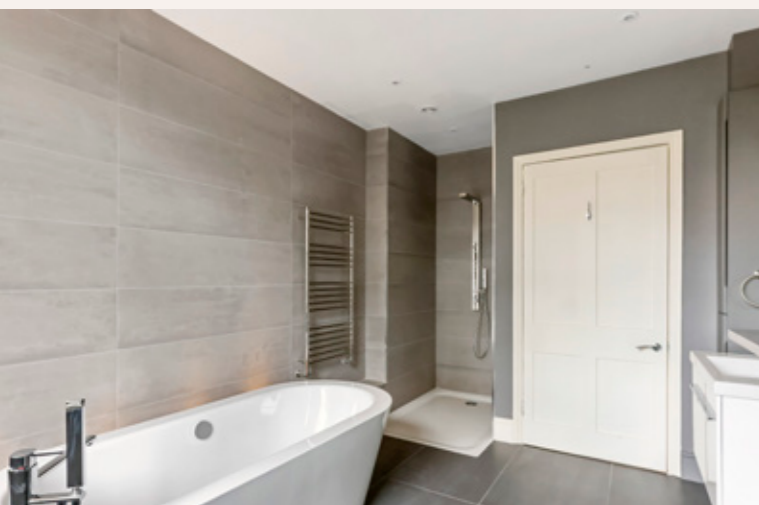
### 3 Lypiatt Terrace

This property has been extensively renovated with modern touches while preserving its original charm. It offers spacious and flexible family living areas.

Entering the house, you'll find a welcoming lobby leading to a grand reception hall with a stone staircase. The ground floor features a large double reception room, a versatile bedroom/home office, and a shower.

On the lower ground floor, there's a sleek kitchen/breakfast room, a cozy family room, and an elegant dining room with doors to the garden. Additionally, there's a bedroom with an ensuite shower.

Upstairs, the first floor includes a drawing room with a fireplace and balcony, a master bedroom, and a family bathroom. On the second floor, there are three more double bedrooms and two shower rooms.



## Gardens

Outside, there's a landscaped west-facing garden, parking for two cars, and additional parking at the front.

## Property Information

**Tenure:** Freehold.

**Guide Price:** £2,250,000

**Services:** All mains services.

**Local Authority:** Cheltenham Borough Council  
01242 262626

**Council Tax:** Band G

**EPC:** D

**Directions:** Postcode: GL50 2SX

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

**Approximate Gross Internal Floor Area**  
368.9 sq.m / 3,970 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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