

PHOENIX HOUSE, 3 CRESCENT TERRACE,  
CHELTENHAM, GLOUCESTERSHIRE, GL50 3PE.

 Charles Lear

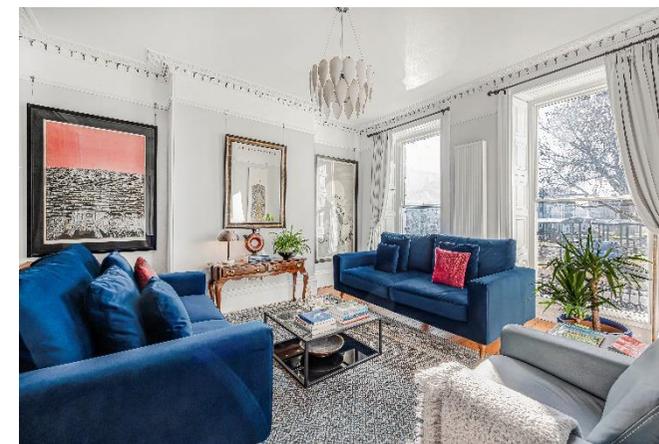


## PHOENIX HOUSE

An elegant Regency townhouse, beautifully restored and offering accommodation of substantial proportions situated within the towns prized central conservation area. Dating from c.1820, this magnificent property exudes the character of the era enhanced by a contemporary kitchen, luxurious bathrooms and a private sunken courtyard garden.

- Grade II Listed townhouse with accommodation arranged over four floors measuring in excess of 3,500sq.ft. offering a great deal of versatility with the potential to create a self-contained one-bedroom apartment with its own separate access.
- Exquisite reception hall retaining the original intricate cornicing and staircase leading to an exceptional double drawing room presently utilised as a sitting room with a dining area, again retaining the original ceilings and full height sash windows.
- Cleverly designed contemporary kitchen with a generous amount of concealed storage, breakfast bar and access to a rear sun balcony.
- Outstanding principal bedroom suite with full height sash windows flooding the room with light and a sumptuous luxury en-suite bath/shower room with dual sinks, a free standing bath & separate shower enclosure, four further bedrooms, two bath shower rooms and a dressing room.
- Family/cinema room, snug/sitting room with access to the rear courtyard garden, guest bedroom with an en-suite shower room, utility and sauna room.

Phoenix House is a spectacular Regency townhouse, listed Grade II dating from 1820 forming part of a small terrace of just five dwellings. During the present owners tenure the property has been meticulously restored with luxury in mind providing a great deal of versatility with the opportunity to generate income from the lower floor. The property also benefits from a pretty low maintenance and private sunken courtyard at the rear.





### SITUATION

Crescent terrace is a historic Regency terrace situated in the very heart of the beautiful town of Cheltenham. Being in the centre the location is convenient for access to the wonderful amenities the town has to offer and the most sought after shopping districts including the Promenade, High Street and the fashionable districts of Montpellier, Tivoli and the Suffolk's. Cheltenham is renowned for having an excellent selection of schools both private and state including Cheltenham Ladies College which is within a short walk. The town also benefits from an established festival calendar the most popular being literature, music and the Gold Cup held every year at Prestbury Park.

### GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected. Of note the vendors rent a parking bay within walking distance of the property.

Cheltenham Borough Council: 01242 262626.  
Council Tax Band: (G) - £3,575.97 p.a. (2024/2025).  
EPC Rating: Exempt due to Grade II Listed Status.  
Permit Parking Zone: Cheltenham Zone 12.

### VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



**Approximate Gross Internal Area 3877 sq ft - 360 sq m**

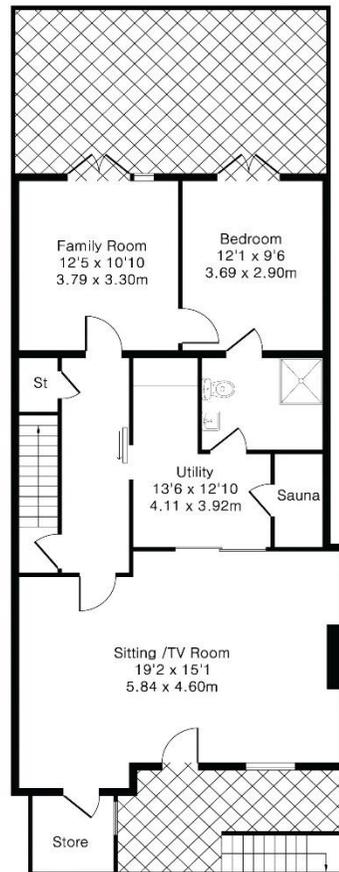
Lower Ground Floor Area 959 sq ft – 89 sq m

Ground Floor Area 959 sq ft – 89 sq m

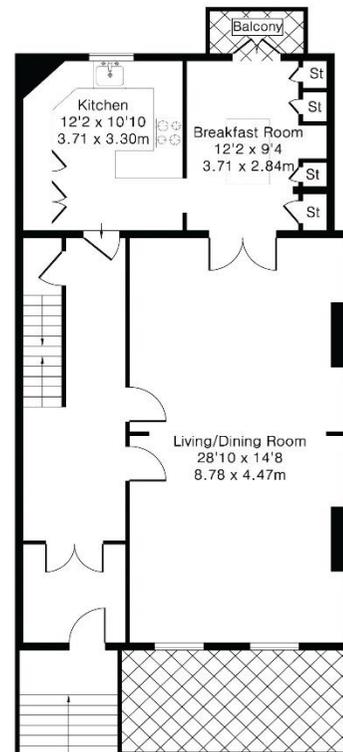
First Floor Area 829 sq ft – 77 sq m

Second Floor Area 829 sq ft – 77 sq m

Third Floor Area 301 sq ft – 28 sq m



Lower Ground Floor



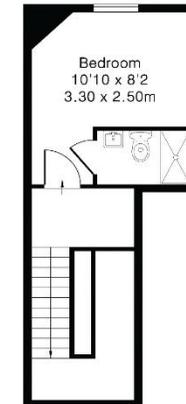
Ground Floor



First Floor



Second Floor



Third Floor

