

Andrew Grant
PRESTIGE & COUNTRY



2 Lypiatt Terrace
Cheltenham, GL50 2SX



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6 Bedrooms 4 Bathrooms 4 Reception Rooms

“An exquisite Grade II* listed Georgian home on Cheltenham’s iconic Lypiatt Terrace with generous gardens, private parking and contemporary interiors...”

Scott Richardson Brown CEO

- Grade II* Georgian home with grand proportions and modernised interiors
- Elegant drawing and dining rooms with marble fireplaces and bespoke cabinetry
- Contemporary kitchen leading into a conservatory with underfloor heating
- Luxurious principal suite with dressing room and decadent en suite bathroom
- Expansive rear garden with terrace, lawn and raised beds
- Secure gated parking for two cars with electric vehicle charging
- Prestigious location near Montpellier boutiques, cafés and green spaces



4015 sq ft (373 sq m)



The kitchen

Designed for everyday cooking and family gatherings, the kitchen is fitted with sleek handleless cabinetry to both sides and durable stone worktops with an undermounted sink. Integrated appliances and illuminated open shelving create a clean, modern workspace. Herringbone flooring with underfloor heating continues through a wide opening to the conservatory, ensuring an easy flow between cooking and dining areas.





The conservatory

Used as a light-filled dining or garden room, the conservatory is encased in wraparound glazing beneath a vaulted ceiling. Deep window ledges line the bay, complemented by herringbone flooring and underfloor heating that mirrors the kitchen. French doors open to an upper terrace with spiral steps down to the lawn, providing effortless access to the garden.





The drawing room

A refined reception room for formal entertaining, the drawing room showcases a carved marble fireplace and bespoke cabinetry set against herringbone parquet flooring. Tall arched sash windows and decorative cornicing emphasise the high ceiling and frame views across the garden square. A wide archway connects to the adjacent dining room, creating an elegant arrangement for larger gatherings.





The dining room

This elegant dining room offers a sophisticated setting for family meals and celebrations. A marble fireplace with ornate cast-iron grate faces bespoke bookcases and cabinets, while a tall sash window looks out over the rear. Herringbone parquet continues underfoot and a broad arch links this space to the drawing room and the central hall, enhancing the flow for entertaining.





The living room

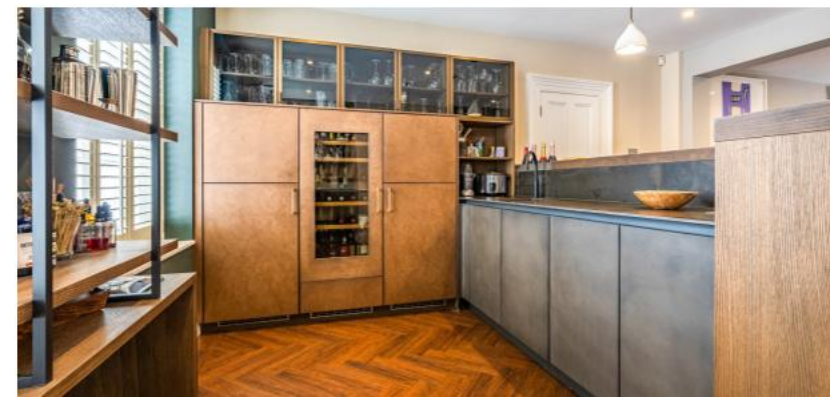
Situated on the lower ground floor, the living room provides a relaxed space for everyday family life and entertainment. Built-in shelving and cabinetry frame a media wall and the herringbone flooring adds warmth underfoot. Double doors lead to external steps up to the garden, and the room opens directly into the bespoke bar area to create a sociable open-plan layout. From here, there is access to a convenient cloakroom with WC, basin and space for laundry appliances.





The bar

Conceived for entertaining, the bespoke bar features a timber counter with brass detailing. Behind the bar, glass-fronted cabinets and open shelves provide ample space for bottles and glassware, complemented by an integrated wine fridge. Plantation-shuttered windows overlook the front and the bar adjoins the living room, forming a cohesive entertainment suite. Leading out into the hallway, from here there is access to a large storage cupboard and utility with storage, worktop space and a sink.





The study

Providing a quiet place to work or study, this room pairs period detail with functional design. Dark wainscot panelling and a high ceiling with ornate cornicing create a distinguished backdrop, and a tall arched sash window fitted with timber shutters overlooks the garden square.



The principal suite

Occupying much of the first floor, the principal suite is a luxurious private retreat. Herringbone flooring and intricate ceiling mouldings are complemented by two tall sash windows opening onto a balustraded balconette that overlooks Lypiatt Terrace. A wide arched opening leads to a fitted dressing area with extensive wardrobes, which in turn connects to the suite's sumptuous en suite bathroom.







Finished in a sophisticated palette of natural stone and dark walls, the principal en suite provides a spa-like sanctuary. A freestanding bath sits beneath a tall sash window with plantation shutters, accompanied by a large walk-in glass shower and wall-mounted WC. Twin basins set within a floating vanity and twin adjacent chrome towel rails complete this room.







The second bedroom

This spacious double bedroom sits beneath the eaves on the top floor and would make an ideal guest or teenager's room. A dormer window within a shaped gable overlooks the front, while the sloping ceiling and panelled walls add character.



The third and fourth bedrooms

Another generous bedroom on the top floor features a similar dormer window and sloping ceiling, lending a cosy and individual feel. With enough space for a study area as well as a bed, this room is perfect for children or guests. The fourth bedroom combines period charm with top-floor character. A decorative cast-iron fireplace with ornate surround forms the focal point, while a built-in wardrobe provides additional storage.





The fifth bedroom

Positioned on the first floor, the fifth bedroom offers a private room for guests or older children. Built-in storage adds convenience and a door leads directly to its own en suite shower room, including a generous glazed shower enclosure, a contemporary vanity basin and a concealed-cistern WC. Located on the lower ground floor.





The sixth bedroom

The sixth bedroom provides a comfortable and versatile guest suite. Dual windows with fitted shutters allow plenty of natural light, while a private modern shower room adds convenience and privacy. The en suite is fitted with a glazed shower enclosure, vanity unit with storage, illuminated mirror and wall-mounted WC, creating a stylish and practical space for family or guests.





The garden

An unexpected highlight is the unusually large rear garden. A broad paved terrace beside the house provides space for outdoor dining and entertaining, while steps and a spiral staircase descend from the conservatory for easy access.





The generous lawn is framed by mature hedging, established trees and well-stocked borders filled with colourful planting. A central ornamental tree and stepping-stone path add character, while a rear gate and additional seating areas enhance the practicality and enjoyment of this private outdoor space.





The parking

The property benefits from secure gated parking accessed via electric gates to the rear. Two allocated spaces lie within the courtyard, complemented by an electric vehicle charging point. The Bathstone façade of the terrace and wrought-iron railings frame the approach, providing a grand first impression as you arrive home.



Location

Lypiatt Terrace enjoys a prime position within Cheltenham's renowned Montpellier district, famed for its classical architecture, leafy avenues and vibrant café culture. The terrace overlooks a garden square and is within easy reach of boutiques, restaurants and theatres in Montpellier and the Promenade. The town offers a wide choice of schools, both state and independent, and hosts numerous festivals throughout the year. Excellent transport links include road connections via the A40 and M5, and regular rail services to London and the Midlands. Beautiful parks, the Cotswold countryside and Cheltenham's racecourse are also close by, offering ample leisure opportunities.

Services

The property benefits from mains gas, electricity, water and drainage.

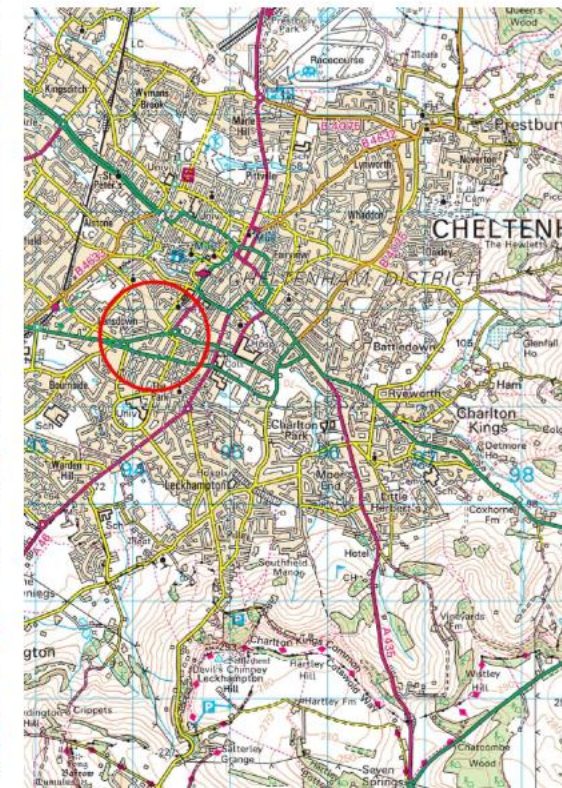
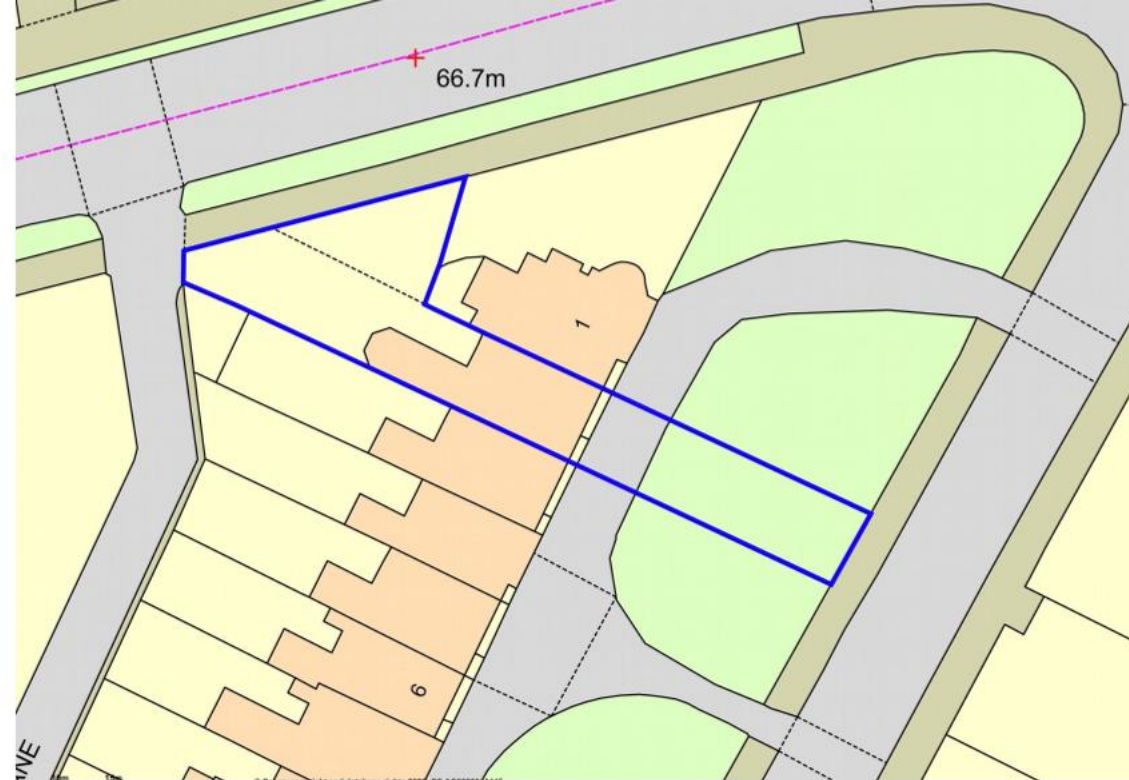
Broadband Speed: Ultrafast broadband available. Download speeds up to 1000 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

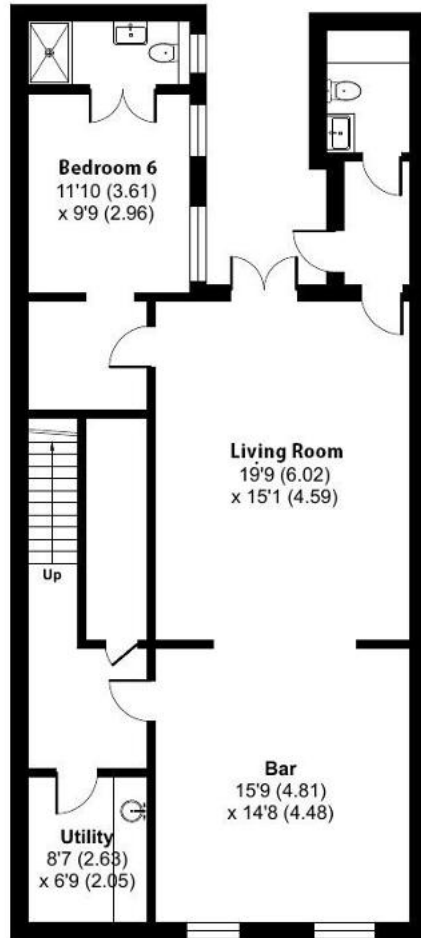
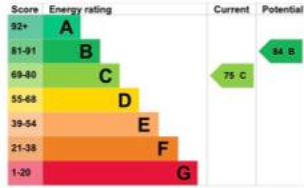
The Council Tax for this property is Band G



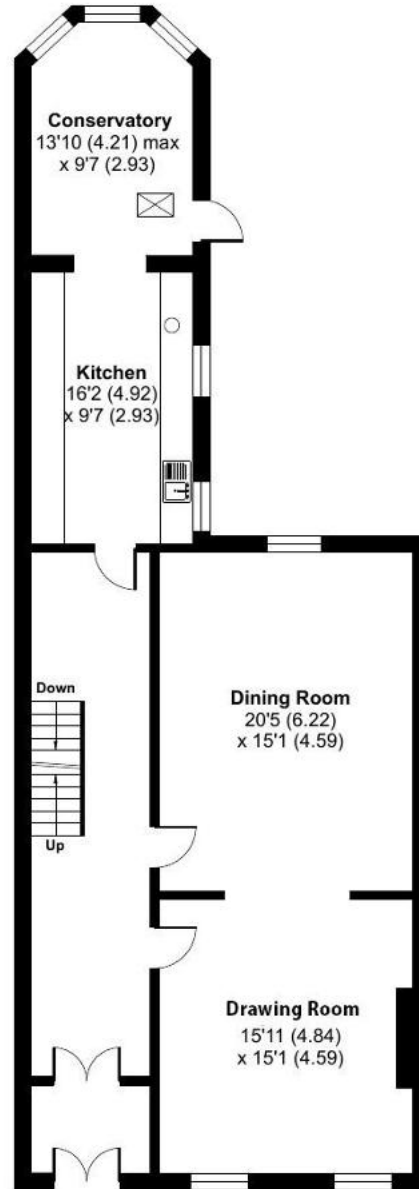
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Approximate Area = 4015 sq ft / 373 sq m

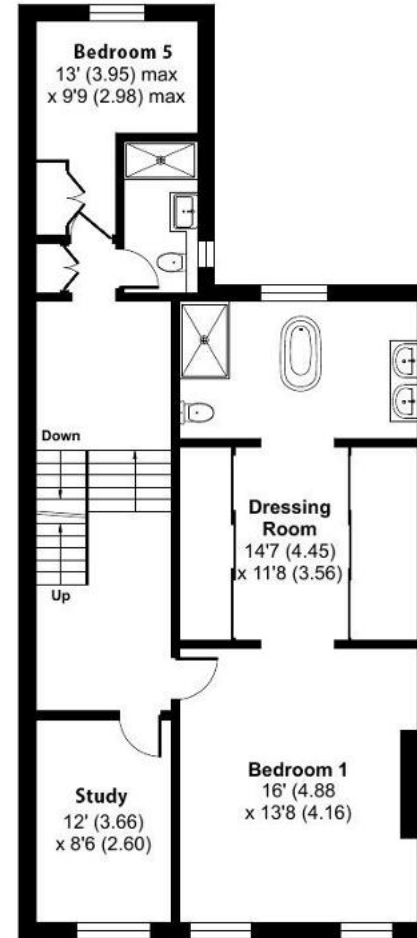
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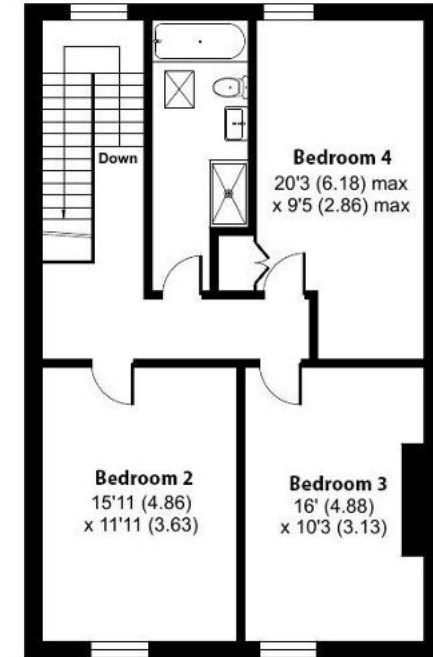
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2026. Produced for Andrew Grant. REF: 1464048



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