

8 ST. GEORGES TERRACE, ST. JAMES' SQUARE,  
CHELTENHAM, GLOUCESTERSHIRE, GL50 3PT

 Charles Lear





## 8 ST. GEORGES TERRACE

Listed Grade II and offering a wealth of charming character features throughout, this beautifully proportioned townhouse offers versatile accommodation arranged over three floors including three/four bedrooms, two bath/shower rooms and stunning living space on the ground and lower ground floors.

A fine example of a substantial rendered and painted Grade II Listed townhouse in an excellent location within walking distance of a number of amenities including Waitrose, the High Street and Promenade. Wrought iron railings and stone steps lead to an inviting and imposing timber front door sheltered by a canopy porch. The wide reception hall benefits from the original staircase and provides access into a spectacular double drawing room with dividing doors, feature fireplaces, sash windows and tall ceilings with ornate ceiling cornice. The raised ground floor also offers a home office/bedroom 4 with a door into the garden. The stairs lead down to a particularly bright lower ground floor which plays host to a beautiful kitchen/dining room with central island and glazed doors to a sunken terrace which has stairs to the courtyard style garden above. Also on this floor is a contemporary wet room, useful utility area and secondary front door in addition to copious amounts of storage. The mezzanine landing offers a stunning principal bathroom with a roll top free standing bath and a separate shower enclosure. Three bedrooms may be found on the first floor including two generous doubles which also enjoy charming feature fireplaces. Outside and to the rear is a private, south facing walled garden with raised beds. Permit parking for this stunning Grade II Listed townhouse is available on St. James' Square and a number of other neighbouring roads.







### SITUATION

Set back from the road behind wrought iron railings, this charming Grade II Listed townhouse is located in a very popular location within a short walk of Waitrose, the High Street and Promenade shopping areas. Cheltenham is a Regency Spa town on the edge of the Cotswolds which is deemed an area of outstanding natural beauty. The town hosts a range of cultural festivals throughout the calendar year including literature, jazz and food as well as several sporting events such as the Cheltenham Cricket Festival held at Cheltenham College and the Gold Cup at Prestbury Park Racecourse held every March.

### GENERAL INFORMATION

Services:

Mains water, electricity, gas and drainage are connected to the property.

Local Authority:

Cheltenham Borough Council: 01242 262626.

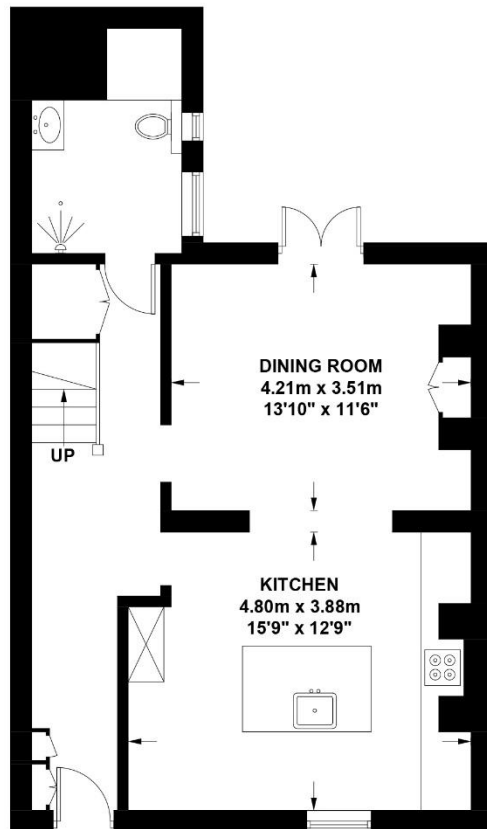
Council Tax Band: (E) - £2,220.35 (2020/2021).

Viewings:

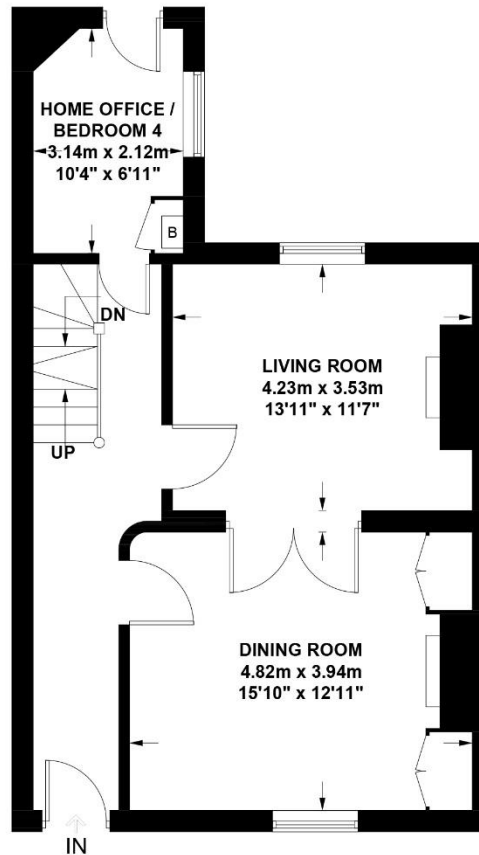
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



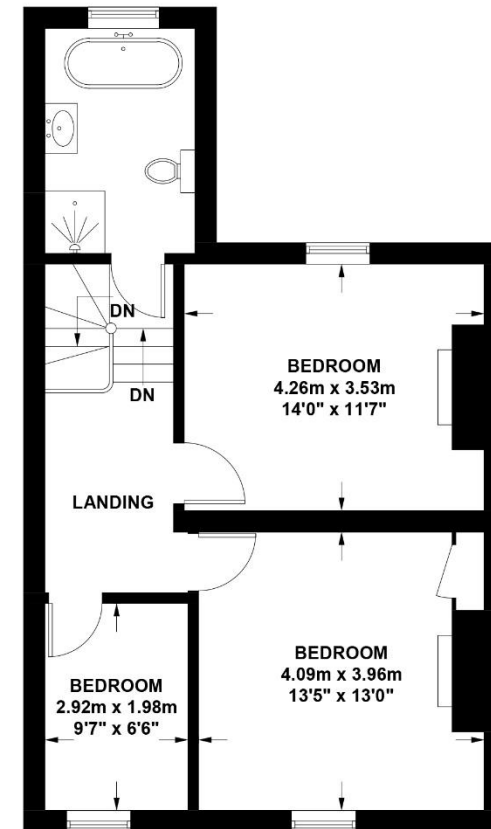
Approximate Gross Internal Area = 162.5 sq m / 1748 sq ft



**LOWER GROUND FLOOR**  
584 SQ FT / 54.3 SQ M



**GROUND FLOOR**  
583 SQ FT / 54.2 SQ M



**FIRST FLOOR**  
581 SQ FT / 54 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,  
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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