

TRITON HOUSE, 27 SUFFOLK
PARADE, THE SUFFOLKS,
CHELTENHAM, GLOUCESTERSHIRE, GL50 2AE





Occupying a sought-after position in The Suffolks, this substantial Grade II Listed townhouse offers a wealth of period character, generous proportions and an unusually versatile arrangement of accommodation. Extending to approximately 2,569 sq.ft., the house is arranged over four floors, in addition to a cellar, and enjoys a private, mature garden, a roof terrace with views towards the Cotswold escarpment and a large garage with vehicular access from Montpellier Retreat.

The accommodation is currently arranged to provide three generous double bedrooms, although the layout offers scope to create further bedrooms if required. The first floor is devoted to the principal living accommodation, comprising a kitchen/dining room and an elegant drawing room, where a charming bay window adds to the character and appeal of the space.

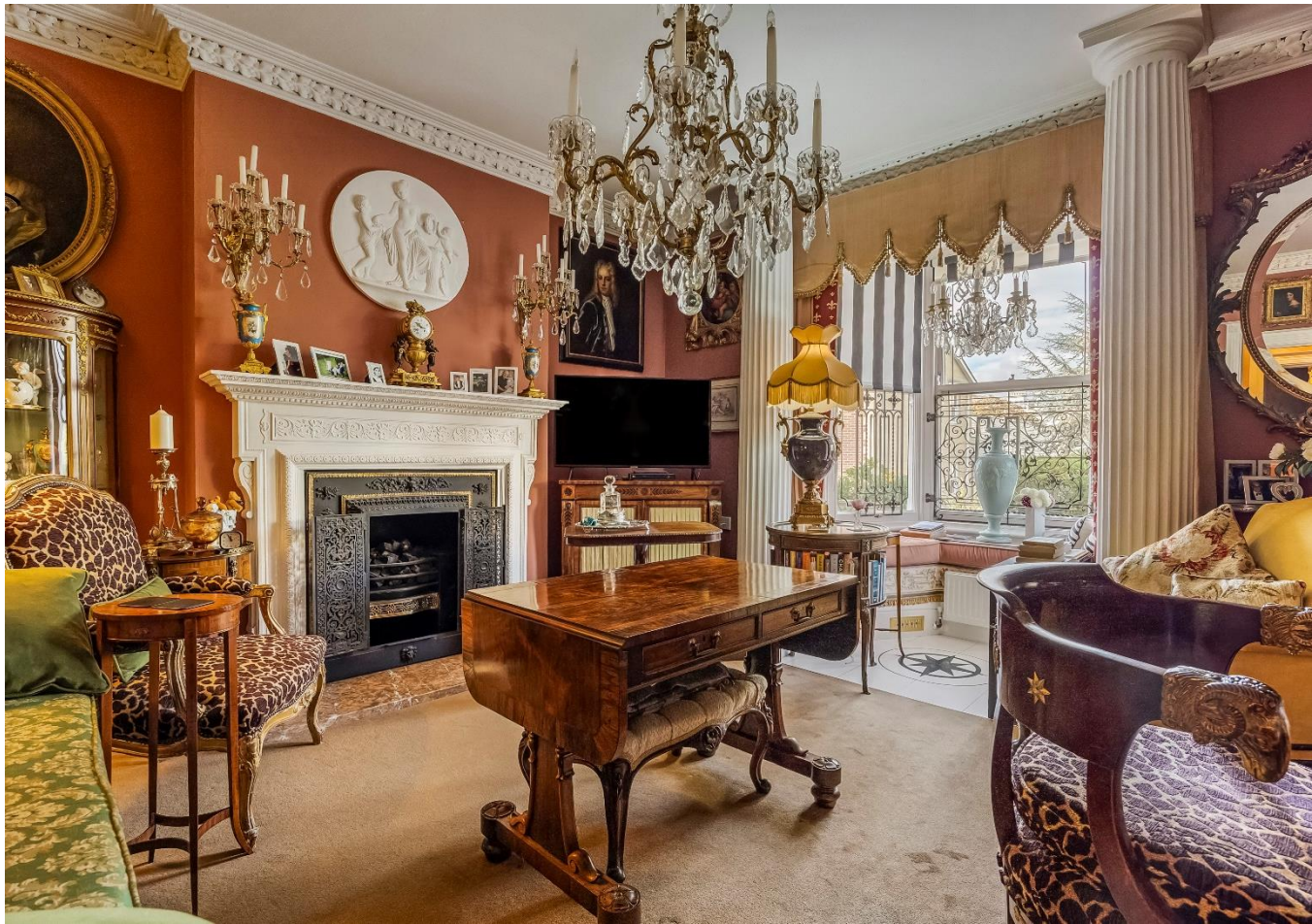
The property's versatility is a real asset. The ground floor could lend itself to commercial use, subject to the necessary consents, with the first floor providing the principal living space and the upper two floors accommodating three double bedrooms and a bathroom. The cellar offers further potential and could provide a useful extension to the ground floor commercial accommodation if desired.

Accessed from the second floor, the roof terrace provides an elevated outdoor retreat, with views extending towards the Cotswold escarpment. At ground level, the garden is wonderfully private and mature, with an established variety of trees and shrubs creating a secluded setting that is particularly welcome in such a central location.

The substantial garage, accessed by vehicle from Montpellier Retreat or at the end of the garden, provides secure parking and valuable additional space, a feature increasingly difficult to find in this part of Cheltenham.

Combining the character and proportions of a traditional townhouse with flexible accommodation, a private garden, roof terrace and garaging, this is a distinctive and versatile property with the potential to work equally well as a substantial private residence or for those seeking a combination of residential and commercial space.

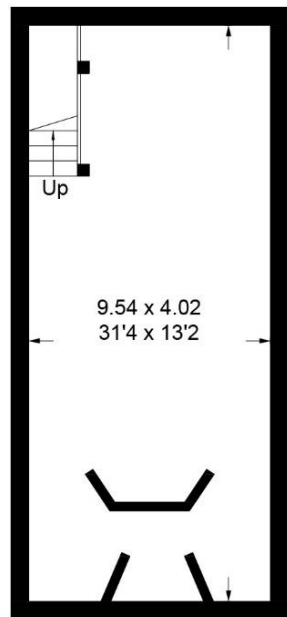




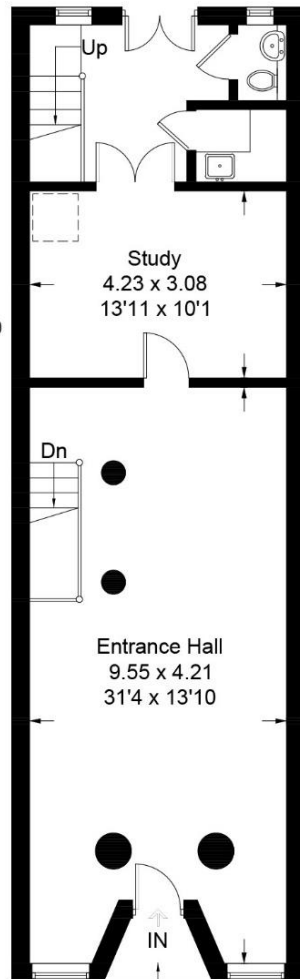
Approximate Gross Internal Area = 238.7 sq m / 2569 sq ft
 Garage = 22.2 sq m / 239 sq ft
 Total = 260.9 sq m / 2808 sq ft



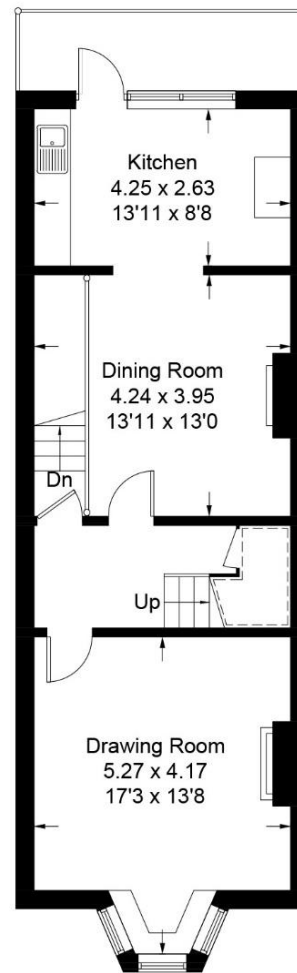
 = Reduced headroom below 1.5m / 5'0"



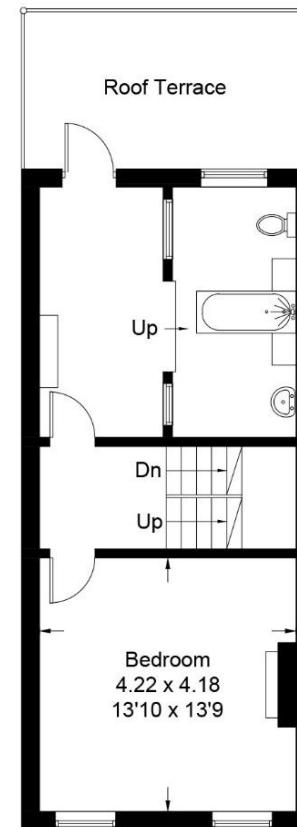
Lower Ground Floor



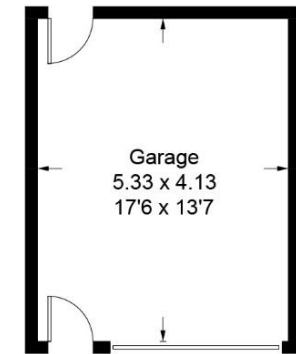
Ground Floor



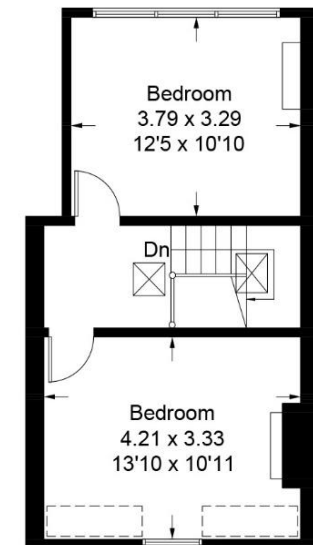
First Floor



Second Floor



(Not Shown In Actual
Location / Orientation)



Third Floor

Illustration for identification purposes only, measurements are approximate,
 not to scale. Fourlabs.co © (ID1338133)



GENERAL INFORMATION

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

EPC

Exempt, Grade II Listed.

COUNCIL TAX BAND

(F) - £3,403.33 (2026/2027).

TENURE

Freehold.

VIEWINGS

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

Charles Lear & Co.

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