

57 MONTPELLIER TERRACE,  
CHELTENHAM, GLOUCESTERSHIRE, GL50 1UX

 Charles Lear





## 57 MONTPELLIER TERRACE

Listed Grade II, this unique and deceptively spacious townhouse is much larger than the neighbouring dwellings on the terrace, providing versatile accommodation in excess of 2,600sq.ft. including a self-contained two bedroom apartment on the lower floor along with 3/4 bedrooms in the main residence.

A wonderful opportunity to acquire a partly renovated townhouse located on one of the most popular roads in the Montpellier District. 57 Montpellier Terrace has been the subject to partial refurbishment by the present owner and offers the potential for a prospective purchaser to complete to their own preferred specification. This beautifully bright and appealing townhouse is approached by a flight of stone steps to the entrance door which leads into an inviting and wide reception hall. The hall has stairs to the first floor, an under stair storage cupboard and a utility room with the potential for a ground floor cloakroom. Also on the ground floor is a magnificent drawing room with two large sash windows flooding the room with light which also enjoys an unspoiled view of Montpellier Gardens. To the rear of the property is a charming dining room overlooking the garden and a kitchen with a door into the garden which has a high degree of privacy. The first floor is presently laid out as four bedrooms, however, we think the fourth bedroom would make a superb en-suite to the principal bedroom at the rear, with the remaining two bedrooms being served by the modern bathroom on the mezzanine landing. To the rear of the property is a walled and private south facing garden benefitting from pedestrian access. The lower ground floor is presently used as a self-contained two bedroom apartment comprising of a sitting room, kitchen and a bathroom with its own patio area.







### SITUATION

Located in the heart of Montpellier and opposite Montpellier Gardens within a short walk of a large variety of bars, boutiques, cafés and restaurants in Montpellier and neighbouring The Suffolk's. The property is within a stone's throw of the town's main schooling, some of which are within walking distance including Cheltenham College and Cheltenham Ladies' College. Bath Road and its eclectic mix of amenities are within walking distance, as is the General Hospital and Sandford Park with its incredibly popular Lido. The A40 to Oxford and London and the A417 to Cirencester are also easily accessible.

### GENERAL INFORMATION

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

Local Authority: Cheltenham Borough Council.  
House: (E) - £2,320.24pa. (2020/2021).  
Flat: (A) - £1,265.58pa. (2020/2021).

### VIEWINGS

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

Approximate Gross Internal Area = 243.9 sq m / 2625 sq ft



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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