

1 BURFORD LODGE

5 MONTPELLIER PARADE, CHELTENHAM, GL50 1UA



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Probably one of the most extraordinary properties to come to the market in recent years. This outstanding duplex apartment measures c. 3,200sq.ft., boasts a stunning private garden of about 0.2 acres and is within this beautiful Grade II listed Regency villa, in the heart of the Montpellier district.

- Glorious, light reception hall with roof lantern
- Elegant drawing room with pretty marble fireplace
- Snug with adjoining bar, study and sewing room
- Large kitchen/dining room with walk in pantry and direct access to the garden room with a beautiful outlook over the garden
- Four bedrooms and three bath/shower rooms including a generous master suite with dressing room and shower room
- A number of store rooms including airing cupboard, china cupboard, laundry, wine and linen rooms
- Garage and off road parking for two cars
- A largely walled west facing, planted with an abundance of beautiful flowers and shrubs, a number of mature trees including a magnificent weeping silver birch and private gate to Montpellier Gardens

DESCRIPTION

Burford Lodge is a substantial Grade II Listed detached property dating from c.1823. Apartment One is set out over the ground and lower ground floors and offers beautifully proportioned accommodation with many character features including several stunning fireplaces, moulded ceilings and high skirting boards, whilst many of the principal rooms enjoy a lovely outlook over the private garden.





SITUATION

Burford Lodge is set well back from the road and is well screened. The rear garden abuts Montpellier Gardens so the Promenade and Montpellier are both within a few minutes' walk. Cheltenham boasts a number of internationally renowned schools all of which are within walking distance. The town also enjoys a number of popular festivals including literature, music and national hunt racing. Access to the motorway network can be gained at Junction 11 of the M5 which is some three miles away.

TENURE

Leasehold with a share of the freehold.

LEASEHOLD INFORMATION

Length of Lease: 999 years from 25th December 1959.

Maintenance Charge: £100.00 pcm.

Managing Agents: Cambray Property Management.
Cheltenham – 01242 253830

GENERAL INFORMATION

Services:

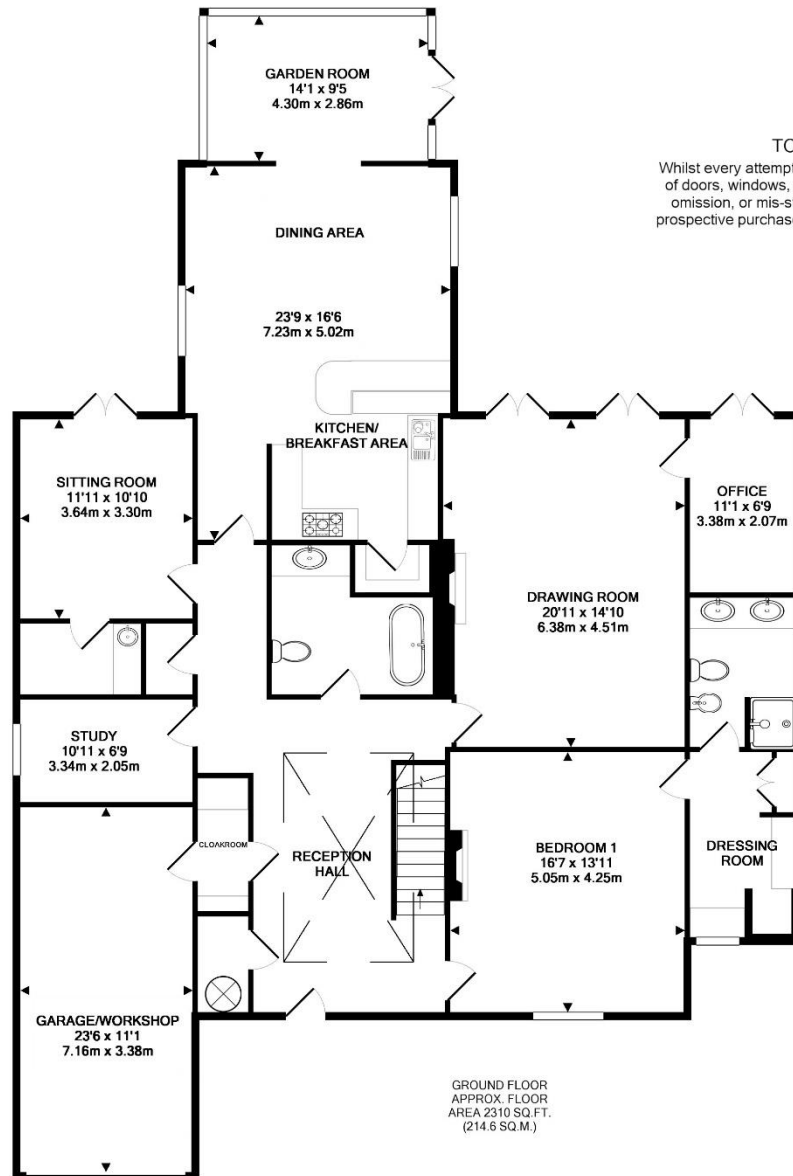
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band: C - £1,414.11 pa.

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



TOTAL APPROX. FLOOR AREA 3168 SQ.FT. (294.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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