

# 17 Queens Road

Cheltenham, Gloucestershire



# A stunning Victorian villa sitting close to Montpellier and central Cheltenham.



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## Summary of accommodation

### Main House

**Lower ground floor:** Cinema room | Bar | Games room | Gym | Storage

**Ground floor:** Entrance hall | Two sitting rooms | Dining room | Kitchen | Small kitchen | Two bathrooms | Cloak room

**First floor:** Four bedrooms | Three en-suites | Bathroom

**Second floor:** Three bedrooms | Two en-suites | Bathroom | Utility

**Outside:** Garage | Storage shed





## Situation

This area is considered to be one of Cheltenham's most attractive and well regarded locations, made up of some impressive period buildings and the beautiful Christ Church.



Cheltenham Spa is renowned for numerous attractions such as the Literature Festival, Jazz Festival and Cheltenham National Hunt along with its fine architecture, famous gardens, an eclectic mix of shops, restaurants and boutiques and world renowned schools to include Cheltenham Ladies' College and Dean Close.



There are good communication links to major centres via the M5 (Junctions 10 & 11), the A419 to Swindon and the M4 and A40 to London.



Sitting in a convenient location off the Queens Road, the house is within close proximity to Montpellier, the town centre and the Railway station.





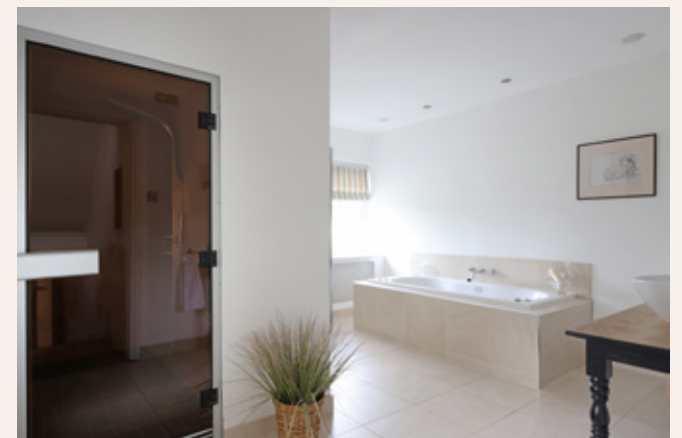
## The Property

An exceptional detached villa of impressive proportions, style, and character, offering unique flexibility and an ideal layout for multigenerational living or generating supplementary income. The house, a cherished family home, is in superb condition throughout its four floors of well-proportioned living and bedroom space. It's rare to find such an architecturally significant detached property in town, featuring a large private plot, parking, and garaging. Despite its period charm, the property is unlisted, allowing for easier modifications.

Stone steps lead to the ornate stone entrance porch and panelled door, opening into the reception hall with a fine cantilevered staircase. The house boasts symmetry with tall sash windows, high ceilings, and a bright, airy atmosphere. Off the reception hall is a front drawing room with a classic bay window and stone fireplace. Opposite, the dining room, also with a bay window and fireplace, connects to the kitchen via an ornate archway. The kitchen/breakfast room, fitted with cream storage units, a Belfast sink, and a cream Rangemaster cooker, is an ideal entertaining space, with views of the gardens. Adjacent to the kitchen is a self-contained annex, perfect for a live-in au pair or dependent relative, consisting of a sitting room, kitchen, bathroom, and two bedrooms.

The first-floor landing is spacious, with a modern family bathroom and separate shower room on the mezzanine level, serving one bedroom. The remaining three bedrooms each have en suites.

The second floor features two large front bedrooms with en suite shower rooms, an additional bedroom opposite a beautiful bathroom suite, and a large laundry room ideal for linen, ironing, and storage.



A short staircase from the reception hall leads to a lower floor of living space that can serve as an independent flat or part of the main house. This entertaining area includes a bar, cinema room, gym, wine storage area, and cellar storage with independent access.

Notably, planning was previously granted for a four-story extension and conversion into apartments, though it has expired (reference number 99/50471/CAC).



## Property Information

**Council Tax:** Band H

**EPC:** TBC

**Local Authority:** Cheltenham Borough Council

**Directions:** Postcode: GL50 2PT

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

## Approximate Gross Internal Floor Area

Total Area (Inc Garage) : 589.9 sq.m / 6,348 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank**  
123 Promenade  
Cheltenham  
GL50 1NW  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Harry Bethell**  
01242 246952  
[harry.bethell@knightfrank.com](mailto:harry.bethell@knightfrank.com)



**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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