

# Redington

Cheltenham, Gloucestershire





A handsome Grade II listed semi-detached house, offering beautifully proportioned accommodation with many fine period features, standing on a generous corner plot with private gardens and driveway.



4



3



2

### Summary of accommodation

#### Main House

Lower ground floor: Reception room | Bedroom | Bathroom | Gym

Raised ground floor: Reception/Dining room | Kitchen | Cloakroom

First floor: Three bedrooms | Two bathrooms



## Situation

(Distances and times are approximate)



To go in here.



Cheltenham is a Regency Spa town renowned for its fine architecture, famous gardens and reputable schools including St. Edwards, Cheltenham Ladies College, Cheltenham College, Dean Close and Pate's Grammar School.



Road links via the M5 and A419 create excellent access to Oxford, Birmingham and Bristol.

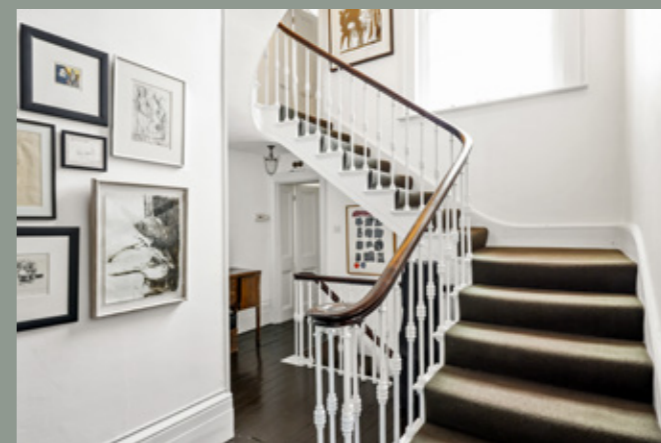


Cheltenham Spa offers regular services to London Paddington.



Birmingham, Cardiff and Bristol (all approximately 1 hour away)





## Redington

Redington is a fine Grade II listed semi-detached period home offering beautifully proportioned accommodation over three floors.

The house offers generous living space with an elegant drawing room off a large reception hall with ornate ceiling mouldings and handsome staircase rising to the first floor. The drawing room has a dual aspect over the gardens and full height double doors opening to a beautiful modern fitted kitchen with French doors and steps leading down to the garden. At garden level, a wonderful second reception room has plenty of natural light, high ceilings and direct access to the garden. Also at garden level is a guest bedroom and bathroom, plus a gym and store. There is also direct access to a further enclosed courtyard.

Three bedrooms are arranged off a large first floor landing with en-suites to two and utility on the mezzanine level.





## Gardens

The gardens of Redington are a particular feature, being of a very generous size with lawns and mature borders, ensuring a high level of privacy, plus gated driveway providing parking for three cars.

## Property Information

Guide Price: £1,600,000

Tenure: Freehold.

Services: All mains services connected.

Local Authority: Cheltenham Borough Council

Council Tax: Band G

EPC: E

Directions: Postcode: GL50 2PF

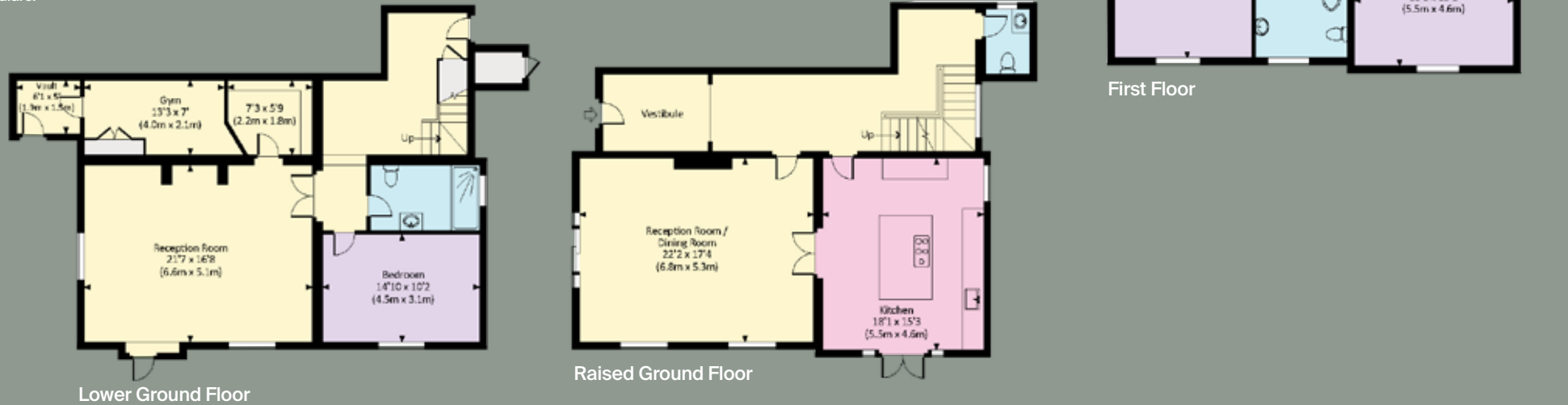
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area  
285.4 sq.m / 3,072 sq.ft

Approximate Gross Internal Floor Area  
288 sq.m / 3,100 sq.ft (Inc. Garden Store)

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

**Nick Chivers**  
01242 246950  
[nick.chivers@knightfrank.com](mailto:nick.chivers@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.

**Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2024. Photographs and videos dated April 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.