



Crescent Terrace
Cheltenham
GL50



CRESCENT
TERRACE



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A stunning Grade II listed family home in central Cheltenham.



Guide price
£1,600,000



Crescent terrace is located in central Cheltenham just a short walk to Montpellier and the famous high street. The property has superb access to all that Cheltenham has to offer with ample restaurants and eateries on the door step. Cheltenham has a superb range of private and independent schools to include Dean Close, Cheltenham College and Cheltenham Ladies' College. The town also plays host to many famous festivals to include Jazz, Literature and Food festivals with the Gold Cup at Cheltenham Race Course being the most popular. There is excellent access to the M5 and M4 corridor from Cheltenham and the train station has a main line into London Paddington.





Crescent Terrace sits in a fantastic central location with views of Royal Crescent. The house is Grade II listed and has undergone extensive renovation to create a flexible and well-proportioned property over four floors. The house has over 4,200 sq. ft. of accommodation to include a private tropical garden and floating balcony. Steps lead up to the house alongside wrought iron railings leading into a fabulous reception hall with chequerboard marble floor and a stunning cantilevered staircase.

The ground floor features a large double drawing room with two fireplaces, Karndean flooring and detailed cornicing. To the rear of the room is access into a cinema room with built in storage. The ground floor is finished with an office, utility room with shower and a staircase which leads down to the lower ground floor.



Cheltenham train station 1.6 miles, M5 (J11) 4 miles, Cirencester 16 miles, Oxford 41 miles, London 98 miles, Bristol 42 miles and Birmingham 50 miles. (All distances are approximate).





The lower ground accommodation opens into a fantastic entertaining space with a gym, games room and bi-folding doors opening out onto the private courtyard. The rest of the lower ground features a large kitchen/breakfast room with a central island, Belfast sink and plenty of floor and wall mounted units providing ample storage. There is a fantastic larder and a generous dining room with a feature wood burning stove.

The principal bedroom suite occupies the whole of the first floor with a stunning bedroom featuring triple windows across the front with a wrought iron balcony and fantastic views over Royal Crescent. To the rear of the floor there is a large walk in dressing room with central island and door which leads out onto a floating terrace, a perfect tranquil space above the garden. The suite is finished with a spacious bathroom located just off the mezzanine with a rolled top bath and twin showers.

Upstairs, the second floor has four bedrooms in total which share a family bathroom on the third floor level.



Cheltenham Ladies College 0.4 miles, Dean Close 1.4 miles, Cheltenham College 1 mile and Pates Grammar School 2.4 miles (All distances are approximate).

CRESCENT TERRACE, GL50

Approx. gross internal area
4257 Sq Ft. / 395.5 Sq M.



All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209

Outside Space

Outside, there is a beautifully landscaped rear courtyard garden which is both private and welcoming. There is a mixture of tropical plants adding to the privacy with large flagstones and bi-folding doors leading back into the house. Parking is available privately with a separate lease and parking permits can be obtained via the council.

Local Authority

Cheltenham Borough Council 01242 262626.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale, all others, such as fitted curtains, carpets and light fittings made be available via separate negotiation.

Directions (GL50 3PE)

From the Knight Frank office head into the direction of the town centre via the promenade and after about 500 yards turn left onto Crescent Terrace. The house can be found on the right hand side just before you get to the beginning of Royal Crescent.

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I would be delighted to tell you more.

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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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