

12 Priory Street

Cheltenham, Gloucestershire



A pretty Grade II listed townhouse which has been renovated to a high standard with a central location close to Cheltenham town centre.



3



1



2

Summary of accommodation

Main House

Basement: Kitchen/breakfast room | WC

Ground floor: Entrance hall | Sitting room | Dining room | WC

First floor: Principal bedroom | 2 further bedrooms | Family bathroom

Outside: Garden

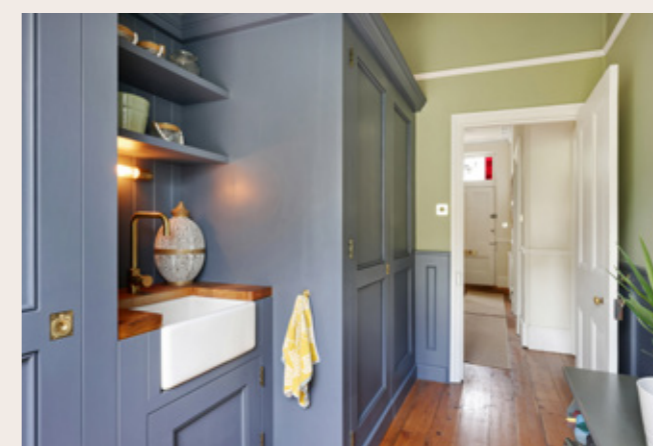
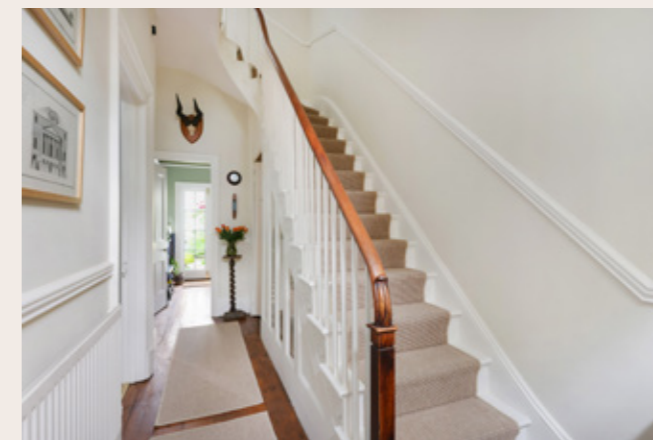


Situation

(Distances and times are approximate).

Priory Street is a wide residential avenue made up of mainly period homes that sits off the London Road and a short distance of the town centre.

This district of Cheltenham is highly regarded and boasts many individual homes, period terraces and Victorian villas. It lies close to Pittville Park, the largest ornamental park in Cheltenham that features the Pump Rooms and lakes with walkways and bridges. Cheltenham itself is a Regency Spa town renowned for 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.



12 Priory Street

12 Priory Street is an elegant Grade II listed Regency townhouse, offering well-proportioned accommodation across three floors, tastefully renovated by the current owners. The front entrance is bordered by wrought iron railings and accessed via stone steps leading to the front door. Inside, the light and bright reception hall opens into a sitting room featuring original working shutters, detailed cornicing, and a fireplace with log burning stove. The ground floor also includes a second sitting room / dining room and a beautiful bespoke fitted boot room with Belfast sink and French doors opening to the courtyard garden. There is also a bespoke fitted cloakroom to complete the ground floor, tastefully decorated throughout.

The lower ground floor comprises a newly fitted kitchen/ breakfast room with modern work tops and a feature fireplace. There is ample storage throughout and a separate utility room for additional storage and appliances.

On the first floor, there are three generously sized bedrooms and a stunning family bathroom which is both light and spacious with a separate free-standing bath and separate shower.



Outside

The rear courtyard garden is beautifully landscaped with lighting and mature planting, providing a private and spacious outdoor area. There is a mixture of mature shrubs and planting creating a wonderful and tranquil outdoor living space which compliments the house. Permit street parking is available to the front of the property.

Property Information

Tenure: Freehold.

Services: All mains services.

Council Tax: Band E

Listed: Grade II

Guide Price: £700,000

Local Authority: Cheltenham Borough Council

Directions: Postcode: GL52 6DG

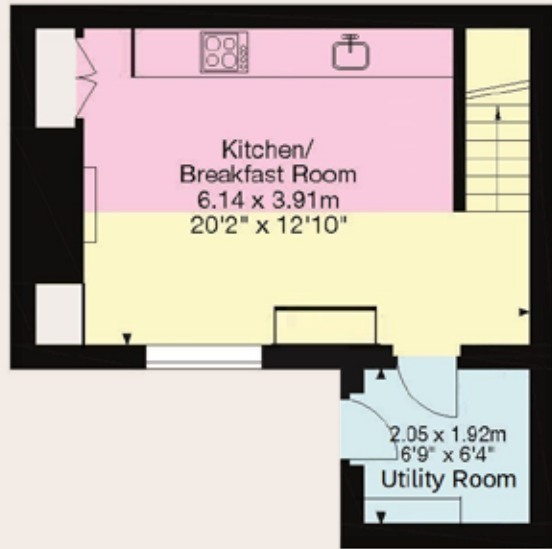
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

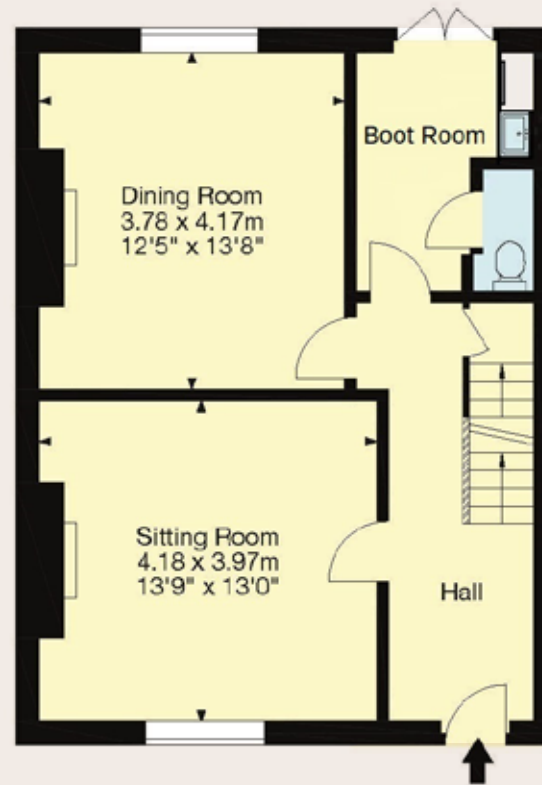
Total Area: 130.6 sq.m / 1,406 sq.ft



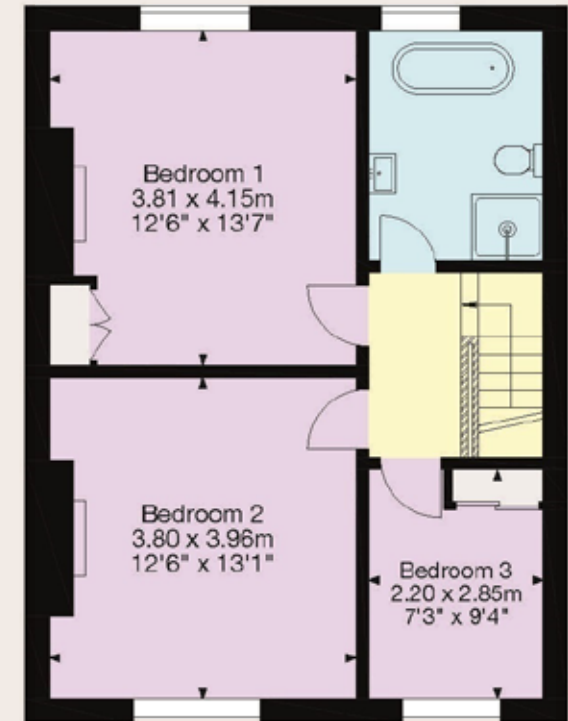
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Basement



Ground Floor



First Floor

Knight Frank
123 Promenade
Cheltenham
GL50 1NW
knightfrank.co.uk

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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Particulars dated July 2024. Photographs and videos dated July 2024.

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