



A beautifully presented mews style house

15 Regent House, Montpellier Drive, Montpellier, Cheltenham, Gloucestershire, GL50 1TX

Leasehold with a share of freehold - 999 years from 1 January 2017



Entrance hall • sitting room • kitchen/dining room
• cloakroom • principle bedroom with en suite shower
room • two further bedrooms • bathroom • private
garden • large communal garden • allocated parking
space

Situation

Montpellier Drive sits just away from The Promenade in the sought after Montpellier District of Cheltenham within easy reach of the centre of town. Regent House is located on the corner of Vittoria Walk and Montpellier Drive with the wonderful gardens to the rear.

Less than a hundred miles from London, Cheltenham nestles beautifully between the Cotswold Hills and the Wye Valley, and is home to numerous prestigious schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar which recently topped the national GCSE schools league table.

For those with a taste for the finer things in life, there are Michelin starred restaurants, numerous bars, stylish shops and salons aplenty. For art and history lovers there is The Wilson, Cheltenham's newly refurbished museum and art gallery, whilst Cheltenham also has a thriving cultural scene that includes two concert halls and three theatres.

There are the numerous festivals such as The Wychwood Festival, the festivals of literature, science, food and drink and, perhaps the pinnacle for some, the jazz festival, which has historically attracted such known performers as Van Morrison,

Jamie Cullum and Jools Holland. Undoubtedly for many more, the highlight of the year is the annual racing festival culminating with the Cheltenham Gold Cup, the blue riband event of the national hunt calendar, and an attraction that draws the public to the town year after year.

Description

15 Regent House is in the modern section of this newly converted Grade II Listed landmark building in Montpellier. Offering approximately 1498 sq ft of accommodation, the contemporary mews style cottage is finished to a high specification and is tucked away at the rear of the development.

An entrance hall leads to the spacious open-plan kitchen/dining room which features a dual aspect and bi-folding doors to the garden making this a lovely light space for entertaining. The modern kitchen includes integrated appliances and an island with barstools. The sitting room is also light and spacious and is complete with bespoke bookcases and a large glass door leading to the private garden. There is also a useful cloakroom and cupboard on this floor.





Upstairs, the principal bedroom includes built-in wardrobes, lovely views across the communal grounds and an en suite shower room. There are two further bedrooms and a family bathroom across the hall.

Outside, there is a private courtyard garden which wraps around the front and side of the property and is a mixture of paved areas and gravel. A major feature of the development is the outstanding communal garden. Predominantly laid to lawn and bordered by original red brick walling, the garden has been beautifully designed by Chelsea Garden Show award winning garden designers Graduate Gardeners (www.graduatelanders.co.uk). This includes a range of mature plants and shrubs, pathways, discreet lighting and lawned areas from which residents can enjoy the sunshine. There is an allocated parking space at the front of the building.

Services

Mains water, electricity and drainage. Electric heating by controllable panel heaters, underfloor electric heating to the bathroom and en suite shower room.

Local Authority

Cheltenham Borough Council.
Tel: 01242 262626.

Tenure

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Viewing

Strictly by appointment with Savills.



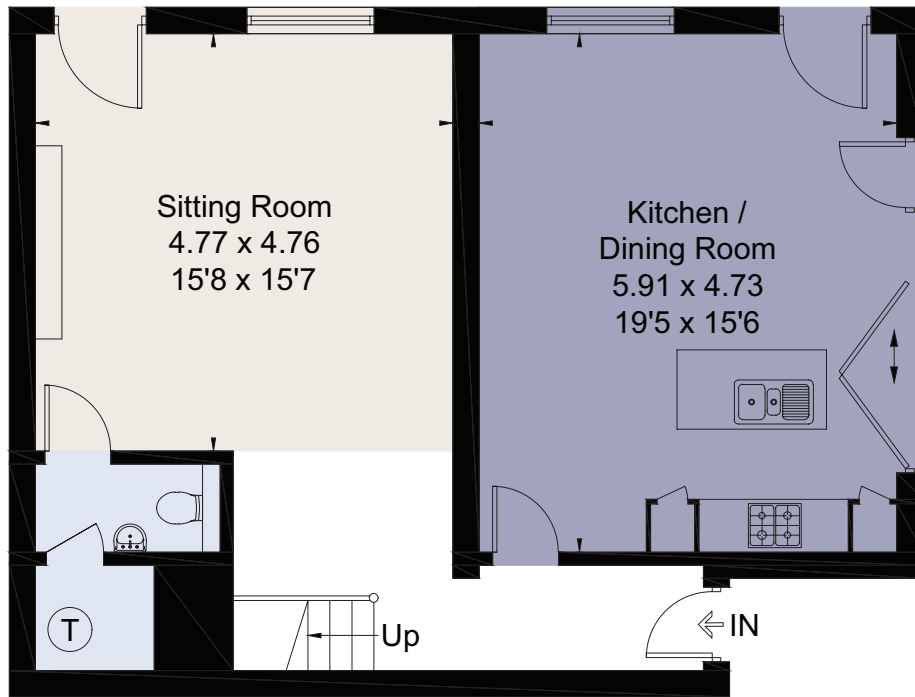
15 Regent House, Montpellier Drive, Montpellier, Cheltenham, Gloucestershire, GL50 1TX
Approximate Area 139.2 sq m / 1498 sq ft

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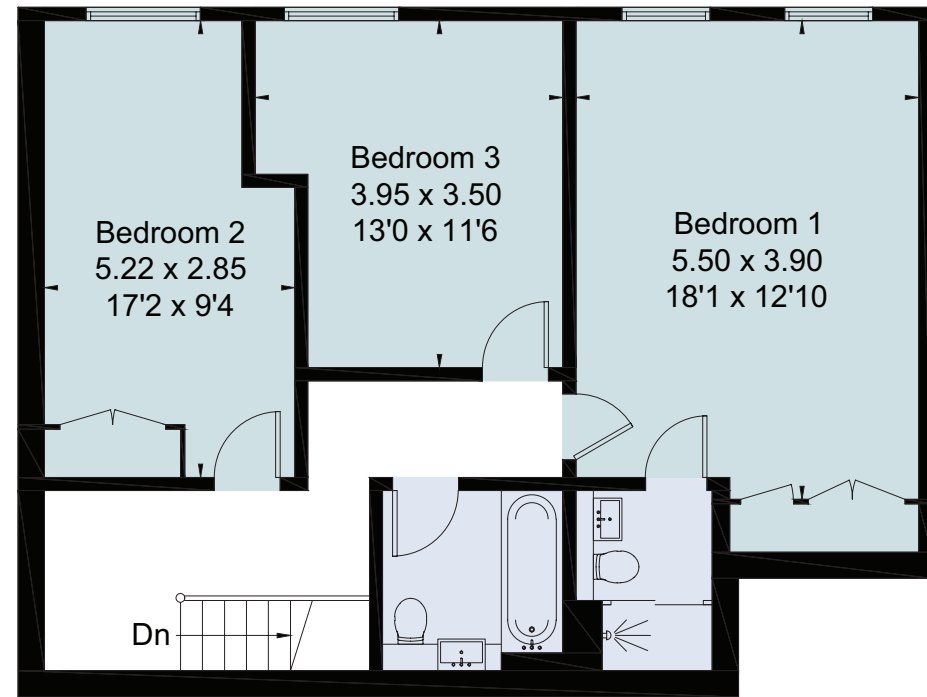


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Ground Floor



First Floor

For identification only. Not to scale. © 201208BB

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