



23 IMPERIAL SQUARE

CHELTENHAM ♦ GLOUCESTERSHIRE ♦ GL50 1QZ

savills

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An elegant refurbished Grade II* Listed town house overlooking one of Cheltenham's most sought after garden squares.

Accommodation:

Entrance porch ♦ entrance hall ♦ sitting room ♦ kitchen/
breakfast room ♦ utility room ♦ cloakroom ♦ drawing room ♦
study ♦ two family bathrooms both with showers
♦ master bedroom with en suite shower room
♦ two further double bedrooms

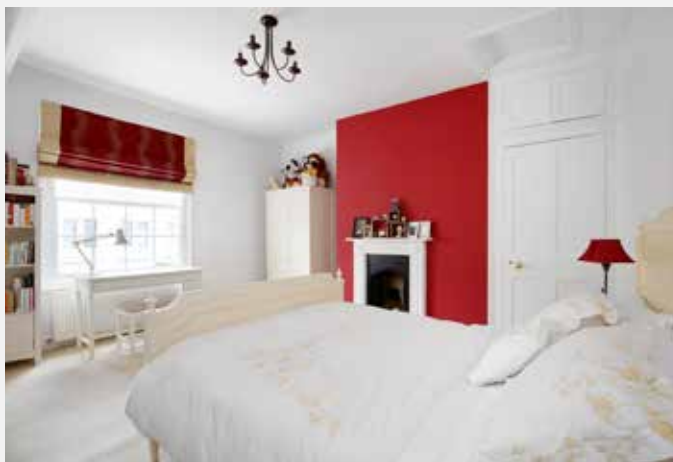
Lower ground floor:

Bedroom four with en suite bathroom ♦ cloakroom ♦ store
room ♦ office/additional reception room ♦ secondary kitchen
♦ secondary utility room ♦ front and rear access

Sunken courtyard garden with steps up to twin parking areas
behind separate electrically controlled gates

♦ On street residents permit parking in addition.





SITUATION

Imperial Square is one of Cheltenham Town's most sought after garden squares and number 23 sits roughly half way along the east side, away from the traffic flow on Oriel Road and enjoying direct views onto the picturesque square itself. Cheltenham is famed as one of the most complete Regency towns in England and historically was the original and most fashionable spa.

Less than a hundred miles from London it 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.

Now a highly sought after place to live (voted the number 1 place in the United Kingdom to bring up a family by the Daily Telegraph early in 2015), the town is well known for its grand houses set amongst formal avenues and beautiful garden squares.

DESCRIPTION

Imperial Square is one of Cheltenham Towns most prestigious garden squares and number 23 enjoys direct views across the gardens and towards the beautiful Town Hall, moments walk from The Promenade, Montpellier and the shopping centre.

With incredibly spacious accommodation of 4111 square feet across four floors, this recently renovated Grade II*

Listed terraced house is found in beautiful decorative order with spacious and versatile living space that could suit an extended family while the lower ground floor has a separate entrance, giving the potential to be utilised as a unit for letting or staff.

Currently arranged as four bedrooms, four bath/shower rooms and four reception rooms with two kitchens and two utility rooms, the house has the potential to suit many uses, with the versatility of one or two more bedrooms depending on a purchaser's requirements.

Outside, to the rear, is a fully enclosed area with a sunken courtyard garden and twin tarmac parking spaces accessed via individual electrically operated doors, supplemented by residents permit parking around the square.

SERVICES

Main house and self-contained lower ground floor with separate meters: Water, electricity, gas, drainage and gas fired central heating.

TENURE

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Cheltenham Borough Council. Tel: 01242 262626.

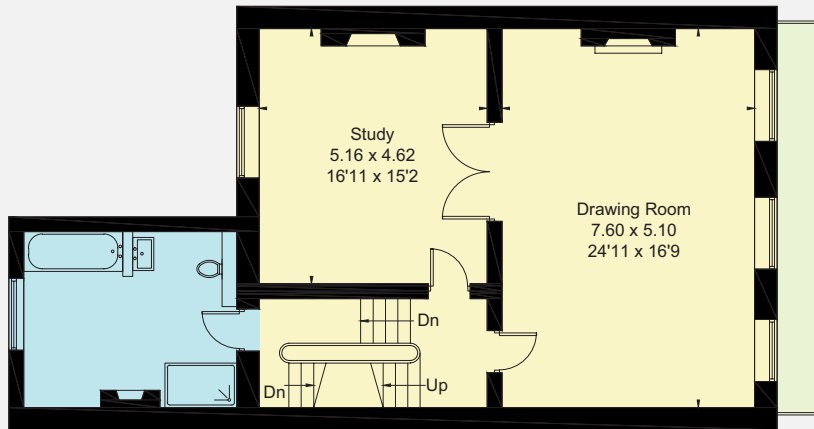
VIEWING

Strictly by appointment with Savills.

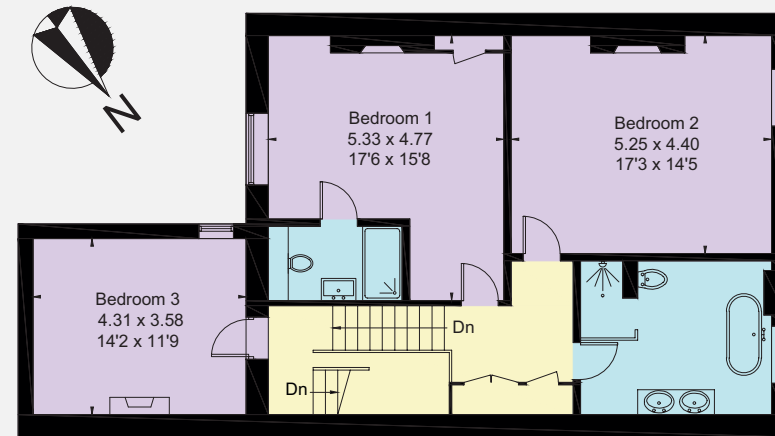


FLOORPLANS

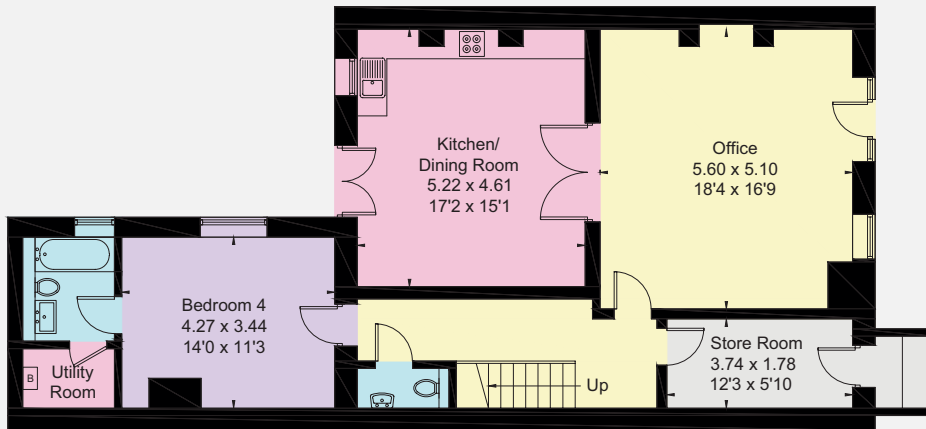
Gross Internal Area (approx) = 381.9 sq m / 4111 sq ft



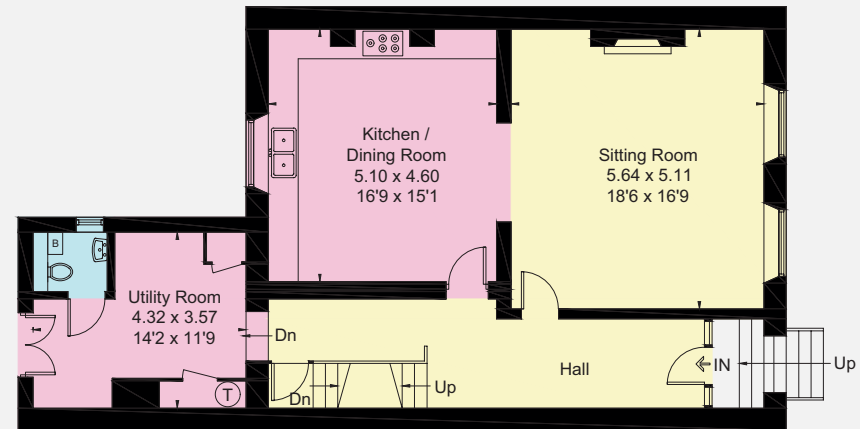
First Floor



Second Floor



Lower Ground Floor



Ground Floor

Savills Cheltenham
The Quadrangle, Imperial Square,
Cheltenham GL50 1PZ
cheltenham@savills.com
01242 548 000

savills.co.uk

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