



A wonderful authentic Grade II listed semi detached house

17 Wellington Square, Pittville, Cheltenham, Gloucestershire GL50 4JS

Freehold

savills



Entrance porch • entrance hall • sitting room • dining room • kitchen • cloakroom • lean to conservatory • main bedroom with Jack & Jill bathroom • guest bedroom • main bedroom with en suite shower room • two further first floor double bedrooms • separate lower ground floor apartment with two bedrooms • bathroom • sitting room • kitchen/dining room • enclosed rear garden with lawn • patio and detached garage • on street permit parking

### Situation

Wellington Square is one of Cheltenham's finest squares, being within walking distance of the town centre, Pittville Park and lakes and the historic Pittville Pump Room. Number 17 is located on the southern side of the square with its rear garden enjoying sunshine for most of the day.

Cheltenham is famed as one of the most complete Regency towns in England and historically 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.

Now a highly sought after place to live the town is well known for its grand houses set amongst formal avenues and beautiful garden squares.

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

17 Wellington Square is a beautiful semi-detached Grade II listed town house found on one of the most sought after squares in Pittville, close to the town centre and Pittville Park. Requiring general modernisation and updating, the house enjoys very spacious accommodation arranged over three floors, with the lower ground floor comprising a separate two bedroom apartment accessed by a private entrance door on the side.







The lower ground floor apartment features unusually high ceiling heights and with large windows to the front and rear elevations, particularly from the sitting room, the floor feels surprisingly light and airy. The existing staircase remains in place, boxed in, which would allow for the apartment to be reincorporated back in to one house if desired, subject to any necessary consents and permissions. Further accommodation includes a sitting room, kitchen/dining room, bathroom and wide hallway.

On the raised ground floor, the superb sitting room is a lovely room, with twin windows overlooking the square at the front, original cornice, ceiling rose, picture rail and fireplace. At the rear of the house, overlooking the garden, is the dining room, also featuring twin windows, cornice, ceiling rose and picture rail. A door leads to the kitchen, and onwards to the cloakroom and the compact conservatory, beyond which is the garden.

Leading from the ground floor to the first floor is a magnificent cantilevered stone staircase with an original wooden balustrade which is set off by a cupola that provides a flood of natural light.

On the first floor are four double bedrooms accessed from the landing. The main bedroom has twin windows across the square and access to the bathroom, also accessed from the landing. The main guest bedroom, also with two windows, features an en suite shower room.

Throughout the house there are wonderful character features including doors, door furniture and skirting boards, as well as cornices and ceiling roses, fireplaces and picture rails.

Outside to the front, wrought iron railings and a pedestrian gate provide access to the house, with an imposing stone staircase to the main entrance door. Additional access is provided by a gate at the side to the rear garden. Facing south, the rear is bathed in sunshine for most of the day, laid to lawn and interspersed with plants and shrubs. At the end of the garden is a detached garage accessed from the rear service road, to the side of which is a private patio area under a pergola with mature planting.

**Services**

Mains water, electricity, gas and drainage. Gas fired central heating.

**Tenure**

Freehold.

**Local Authority**

Cheltenham Borough Council. Tel: 01242 262626.

**Viewing**

Strictly by appointment with Savills.

**17 Wellington Square, Pittville, Cheltenham, Gloucestershire GL50 4JS**

**Approximate Area** 293.3 sq m / 3157 sq ft

**Garage** 18.8 sq m / 202 sq ft

**Stores / Boiler** 11.6 sq m / 125 sq ft

**Total** 323.7 sq m / 3484 sq ft

**Including Limited Use Area** (1.3 sq m / 14 sq ft)



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**Contact**

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