



# A ground and lower ground duplex apartment

Flat 1, Crenden, Lansdown Road, Cheltenham, Gloucestershire GL51 6QB

Share of freehold



Communal entrance to entrance hall • sitting room  
• dining room • kitchen • utility room • master bedroom  
with en suite bathroom • two further double bedrooms  
• family bathroom • store • secondary entrance • large  
private garden • twin parking spaces • single garage.

### Situation

Crenden is nicely situated set back from Lansdown Road which provides excellent access to the town centre, Montpellier, the train station and provides easy access to GCHQ and the M5 beyond.

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 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 Telegraph early in 2015), 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

Flat 1 comprises the entire ground floor and a large portion of the lower ground floor of a stunning Grade II Listed building located close to the town centre.

The apartment is beautifully presented and retains many of the original character features that make properties of this era so desirable, including sash windows, window shutters and ceiling cornice.

The accommodation is incredibly spacious, extending to about 2200 square feet of living space, with three double bedrooms, a family bathroom and an en suite bathroom with





shower to the master bedroom.

The most remarkable room is the sitting room, which spans the entire front of the building and includes the three original sash windows, extending to 26' in length, with picture rail, ceiling cornice and central rose, and window shutters. To the right of the hall is the dining room, beyond which is the kitchen and utility room.

As well as the main entrance door via the communal hallway, there are two further external doors - one from the kitchen in to the rear garden and the other from the lower ground floor to the side of the building.

Another superb feature of the property is the incredible private garden which is laid mostly to lawn interspersed with trees and shrubs, in front of which is the single garage and tandem parking spaces.

**Services**

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

**Tenure**

Share of freehold.

**Local Authority**

Cheltenham Borough Council.  
Tel: 01242 262626.

**Viewing**

Strictly by appointment with Savills.



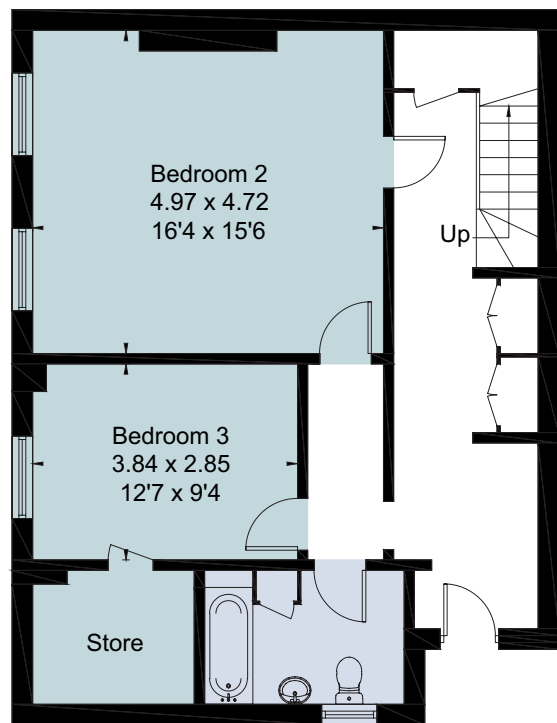
**Flat 1, Creden, Lansdown Road, Cheltenham, Gloucestershire GL51 6QB**  
**Approximate Floor Area** 206.1 sq m / 2218 sq ft



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Lower Ground Floor



Ground Floor



For identification only. Not to scale. © 191011CJ

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