



Beautifully presented Grade II listed terraced house

23 Victoria Place, Cheltenham, Gloucestershire, GL52 2ET

Freehold

savills

Entrance hall • sitting room • dining room • study
• kitchen • bathroom • two bedrooms • snug/
occasional bedroom • cloakroom

Situation

Victoria Place is in the highly sought after residential area of Fairview and is located within walking distance of local parks and the town centre.

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.

Description

This rarely available townhouse is offered in exceptional condition. Blending character features with contemporary style, the owners have created a stunning home. An entrance hall leads to the open-plan living space complete with high ceilings, feature fireplaces, exposed white floorboards and plantation blinds. The sitting area is found at the front with

the spacious dining room leading through to the study and kitchen at the rear, where French doors lead to the garden.

Downstairs is a spacious snug which can also be used as an occasional bedroom and a cloakroom.

Upstairs on the mezzanine floor, is a beautifully decorated bathroom comprising a bath, separate shower enclosure and feature fireplace. On the first floor are two spacious bedrooms both featuring fireplaces and high ceilings.

Outside there is a low maintenance garden with planted borders and artificial lawn, ideal for barbeques in the summer. Permit parking is available at the front of the house.

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.





23 Victoria Place, Cheltenham, Gloucestershire, GL52 2ET

Approximate Area 121.4 sq m / 1307 sq ft

Including Limited Use Area (0.4 sq m / 4 sq ft)



savills

savills.co.uk

Chris Jarrett

Savills Cheltenham

01242 548 000

cheltenham@savills.com



For identification only. Not to scale. © 200122BB

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

