



A wonderful Grade II listed semi-detached extended house

5 Montpellier Villas, Montpellier, Cheltenham, Gloucestershire GL50 2XE

Freehold

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Entrance hall • cloakroom • sitting room • dining room
• kitchen/breakfast room • three first floor bedrooms and family bathroom • main bedroom in the lower ground floor with reception room/dressing room • shower room and utility room • enclosed rear garden with side access
• on street permit parking

Situation

Montpellier Villas is a quiet side street tucked off the busier roads in the heart of sought after Montpellier, located within walking distance of the facilities on The Bath Road, Montpellier and The Suffolks.

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

5 Montpellier Villas is a lovely Grade II listed semi-detached house which is beautifully presented and offered to the market with no onward chain.

Amongst many attractive features, the glazed bifold extension to the rear is a standout. Opening in to the enclosed rear garden, the extension houses the kitchen/breakfast room with a range of cupboard and drawer units, an opening in to the dining room and the stairs down to the lower ground floor.

On the first floor are three bedrooms, two of which are comfortable double rooms, with access to the family bathroom. On the lower ground floor is the main bedroom with the shower room and utility room, also with a further reception room or dressing room depending on preference.





The entrance hall provides access to the sitting room at the front which features a lovely fireplace, as well as the cloakroom and doors in to the dining room and kitchen.

Services

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

Local Authority

Cheltenham Borough Council.
Tel: 01242 262626.

Tenure

Freehold/

Viewing

Strictly by appointment with Savills.



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Approximate Area 150.4 sq m / 1619 sq ft

Including Limited Use Area (1 sq m / 11 sq ft)



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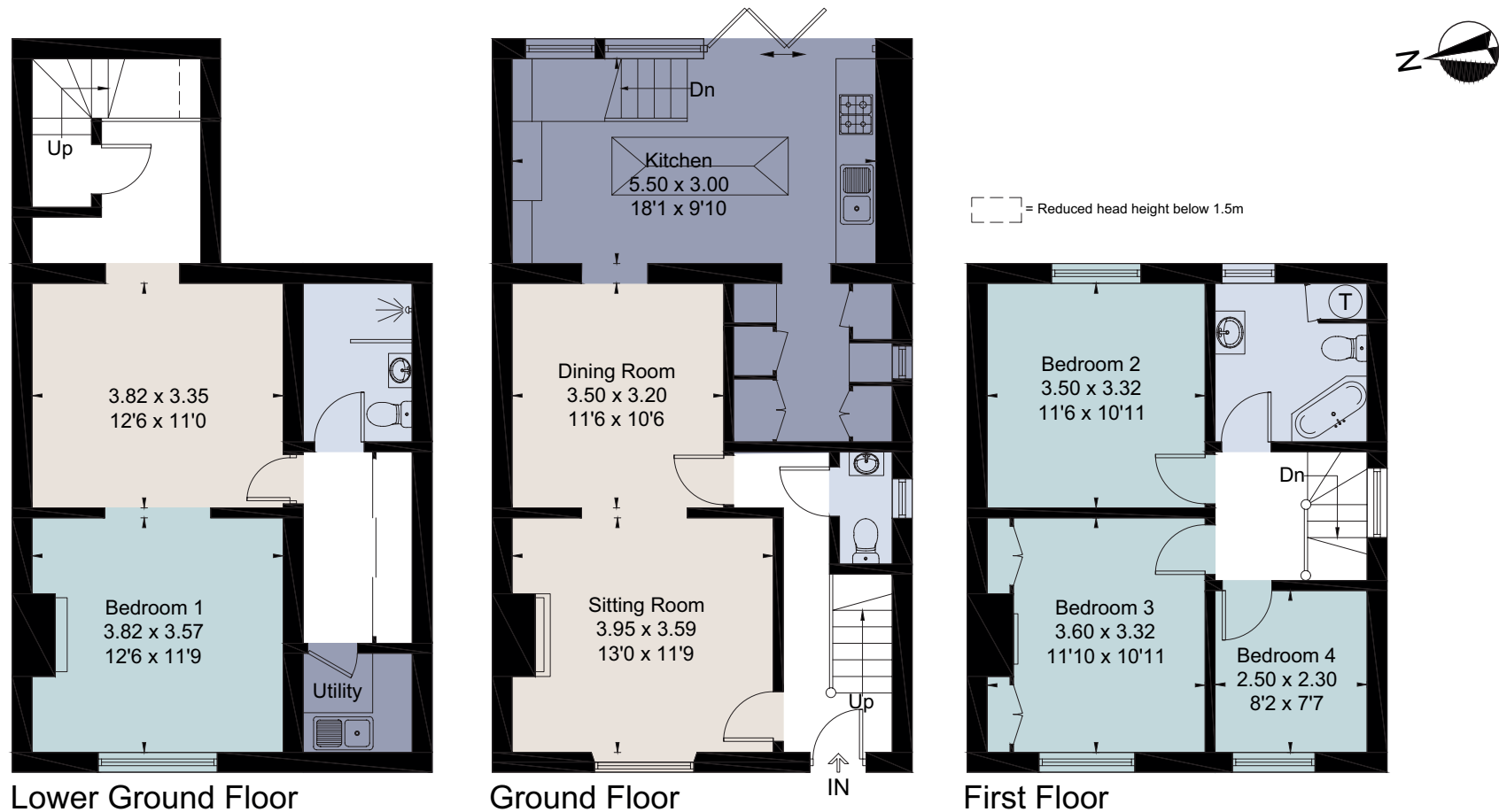
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