



A beautifully situated Grade II\* listed terraced property

29 Imperial Square, Cheltenham, Gloucestershire, GL50 1QZ

Guide £1,500,000 Freehold

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Four floors of accommodation currently arranged as offices • many character features intact • parking or garden to the rear with on street permit parking  
• renovation and remodelling required.

### Situation

Imperial Square is one the most desirable garden squares in central Cheltenham with its ornate planting and access on to The Promenade. Located towards the upper end of the row, number 29 is brilliantly situated with fabulous views.

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

29 Imperial Square is a wonderful Grade II\* listed terraced property with substantial space arranged over four floors and extending to about 3991 square feet and enjoying fabulous views across Imperial Gardens.

Currently used as offices, the property benefits from an approved change of use application to a residential property, and thus offers prospective purchasers the opportunity to remodel and create an outstanding home in one of the most sought after of residential locations in urban Cheltenham.

The property has been well preserved and many of the character features are retained, including ceiling cornices and roses, fireplaces and window shutters.





Outside at the rear is currently an open parking area which could be used for either as parking, as a good sized garden or a combination of the two.

**Planning**

Cheltenham Borough Council have granted a change of use from Class E (offices) to Class C3 (residential dwellinghouse) under application reference 21/01539/FUL. Full details can be found via the Cheltenham Borough Council Planning Portal.

**Services**

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

**Local Authority**

Cheltenham Borough Council.  
Tel: 01242 262626.

**Tenure**

Freehold

**Council Tax**

Band = X

**Viewing**

Strictly by appointment with Savills.



**29 Imperial Square, Cheltenham, Gloucestershire, GL50 1QZ**  
Approximate Floor Area 370.8 sq m / 3991 sq ft



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**Contact**

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