



2 LANSDOWN PARADE
CHELTENHAM | GLOUCESTER



FREE FLOWING SPACE

This elegant four-bedroom Georgian townhouse nestled within the sweeping terrace of exclusive Lansdown Parade combines period refinement with a delightfully leafy green outlook plus walking distance proximity to the abundant attractions of the town centre.

For the current owners, who have lived here for 17 years and are downsizing, it was love at first sight. They said: “It instantly felt like home. We could visualise our family all being happy here and able to make the most of the Cheltenham lifestyle.”

This charming Grade II Listed residence was built in 1837 during Cheltenham’s spa heyday. It’s located within the sought-after district of fashionable Montpellier – It’s the most chic spot to shop, socialise, sip and dine.

The gas centrally heated house is located on a private

road, tucked away behind a stretch of tree-lined lawn that adds an extra layer of privacy. Within its serene walls, the period features have been carefully preserved, cherished and presented in tandem with modern accoutrements such as the enchanting bespoke kitchen on the lower ground floor that flows open-plan into a spacious dining area. It is very much the hub of the home, receiving plenty of natural light via French doors to the courtyard garden.

The heritage particularly shines through in the lofty entrance hall and reception rooms of the ground floor with their exquisite, embossed ceilings, architraving, picture rails, sash windows and a pair of fine fireplaces. There’s a good-sized double-aspect bedroom with a separate WC next to it on this floor and three further generously proportioned double bedrooms, two of which are en-suite, on the two upper floors. A study area and family bathroom occupy the third floor.





This exquisite 2,710 sq.ft home is made-to-measure for a family or as a turnkey property for relaxed weekends and holidays, embracing the buzz of beautiful regency Cheltenham with proximity to the picturesque countryside of the North Cotswolds and Wye Valley.

Let's tell you more . . .



A FINE BLEND OF HERITAGE AND MODERN

This handsome heritage townhouse makes a striking first impression with its fine ashlar stone exterior and pillared portico entrance. There's reserved parking for one car on the road in front plus extra informal space and the opportunity to buy two further permits.

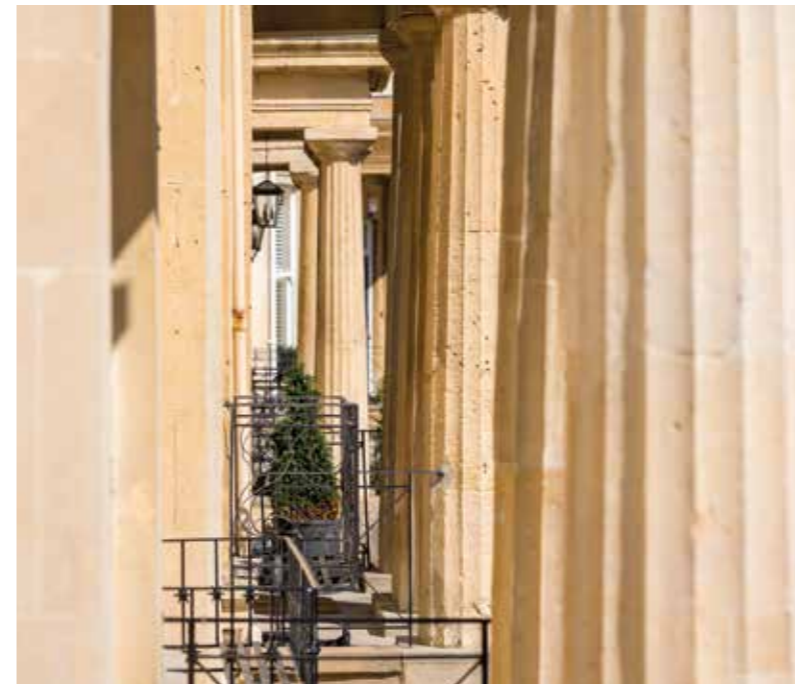
A short flight of stone steps with wrought iron handrails rises to the front door which swings open into the entrance hall, offering a sophisticated welcome to the house and setting the tone throughout with its ultra-refined neutral décor.

An elegant staircase accesses the lower and upper floors while, to the right,

lie the open-plan living room and dining room, extending to a length of 32ft under the high ceilings. Sunny and serene in the summer, the vibe pivots to cosy warmth and comfort when the weather turns cooler.

A pair of fireplaces now fitted with gas fires are a focal point of these fine heritage rooms while the deep sash windows at either end ensure they're flooded with plenty of natural light.

A lovely light and airy double-aspect bedroom completes the ground floor line-up and has a cloakroom with WC next to it.



THE HEART AND THE HUB OF THE HOME

Stairs lead down to the lower ground floor and the beating heart of the home – the kitchen and dining room. It also has its' own private entrance to the front of the house via a few steps down and through a door into a lobby with cloakroom cupboards. After long walks it's a handy place to discard muddy boots and towel down damp dogs.

It would be hard to find a more charming, well-designed kitchen than this! In restful shades of cream throughout, the 14x16ft fitted kitchen has a country cottage vibe and is lined on three sides with bespoke hand-crafted cabinetry under a mixture of marble and wood worktops and also has a much desired modern-day accoutrement - a walk-in pantry. The striking cream five-door gas AGA is tucked into an arched alcove and there's also a central island, integrated dishwasher and American-style fridge/freezer, double

Belfast sinks, a cushioned window seat and gorgeous rustic tiles underfoot.

The kitchen flows via a wide archway into the 13x14ft dining room, another alluring space that easily flips between seating the family for everyday meals to refined candlelit dining with guests. It works in unison with French doors to the garden, creating a seamless indoor/outdoor link that's such a blessing in the summer. The former fireplace alcove is now a decorative feature and there's even space for a sofa.

The generously proportioned (10x11ft) utility room is reached via a small inner hall and features lots of cabinet storage, a sink, tumble dryer and plumbing for a washing machine. Another plus is that there's enough space to leave an ironing board and drying rack in situ. Adjoining this, a cloakroom with WC completes the lower ground floor layout.







ON THE THIRD LEVEL

The third level consists of a useful open-plan area with a large built-in cupboard – it's an idyllic spot for positioning a desk for study or work. A window radiates plenty of light – just pop a comfy chair underneath to create a cosy reading nook.

Next to this is the spacious, light and airy family bathroom, a glamorous oasis in calming ivory tones with a big sash window overlooking the garden, a corner shower cubicle and a bath set into a mosaic and marble tiled surround that coordinates with the floor and walls.

AND SO TO BED . . .

Restful sleep is assured in the trio of dreamy bedrooms arranged on the two upper floors. At 19x17ft, the double-aspect principal bedroom spans the width of the house and is a luxurious place to lay your head complete with built-in wardrobes, an original fireplace and en-suite shower room. Another spacious bedroom (12x14ft) enjoys views of the garden and beyond and also has wardrobes and a fireplace.

Finally, on level five, the last component of this dazzling house is the fourth bedroom (9x19ft) which also has an en-suite shower room.





COME INTO THE COURTYARD

Manageably sized and a haven of peace, the block-paved courtyard garden is beautifully designed, cultivated and maintained. It couldn't be prettier with its tumbling vista of colourful blooms in borders, planters and pots alongside a profusion of lush trees, shrubs and climbing plants. The maple tree is a red-leaved showstopper in the autumn.

For those who like nothing better than to soak up the sun, there are three different areas which catch the sun at different times of the day – Mediterranean-style patios have been created in two of these spots and, with the surrounding high walls, it's a real sun-trap that's perfect for al fresco drinks and dining, under the shade of a patio umbrella if desired.

Garden storage encompasses two outbuildings - one alongside the exterior entrance to the lower ground floor and an attached stone-built store at the rear.





ROUND AND ABOUT

Offering just about everything you could ever desire, Cheltenham is dazzling, refined, cultured, and as lively as you like!

When its mineral springs were discovered in 1716, it became a popular spa town where visitors came to sample the healing properties of the water.

The town centre is within a pleasant 20-minute walk via the elegant Promenade and embraces all the major high street brands as well as a wide choice of pubs, eateries and coffee shops.

Among a plethora of options, favoured eateries include The Ivy, residing within the breathtaking domed 'Rotunda' built in 1825. Also within a stroll there's Michelin-starred dining at Le Champignon Sauvage and Lumiere.

Pick up the weekly shop at Waitrose, within a five-minute drive, and there's also Sainsbury's, Tesco, Asda and M&S Simply Food.

Cheltenham's fabulous outdoor pool, Sandford Lido, is

a great place to take the children – at 50 metres it's one of the largest outdoor pools in England. Education is a priority for families and there's a great choice of both state and private schools in the close vicinity. The state primary schools, Gloucester Road, Naunton Park, Christ Church CE and St Gregory the Great Catholic are all Ofsted-rated outstanding, as are the secondary schools, Balcarras and Pates's Grammar Schools. Highly rated independent schools, all close by, include Cheltenham College, Cheltenham Ladies' College, St Edward's, Dean Close and The Richard Pate School.

Cheltenham is a cultural hotspot with world-renowned festivals covering everything from literature, jazz, film and music to science, cricket and food and drink. Out of town, ramblers, cyclists and horse-riders can enjoy the picture-perfect countryside of the North Cotswolds. Cleeve Common and Leckhampton Hill are favourite walks.

For commuters, it's a mile to Cheltenham station while motorists can swiftly access the M5 for Bristol and Birmingham and the A40 for Oxford and London.





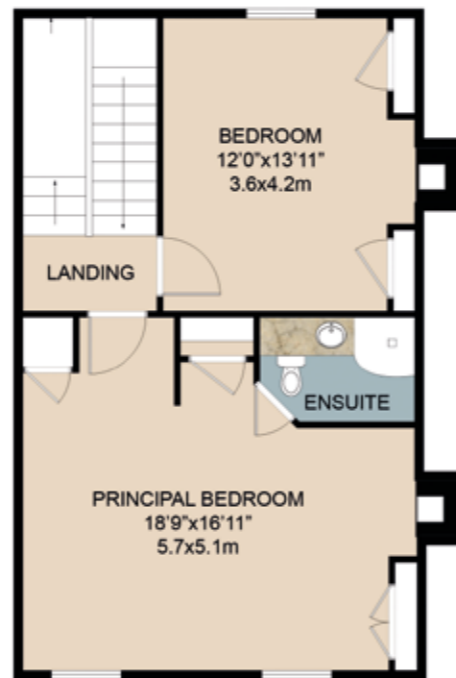
Floor 1



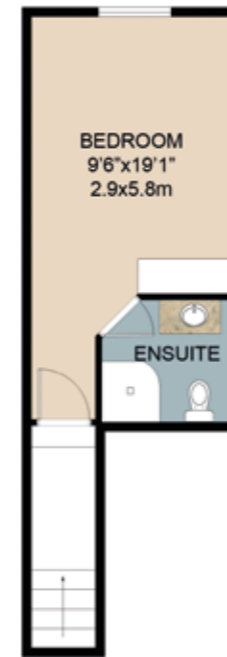
Floor 2



Floor 3



Floor 4



Floor 5



THE FINER DETAILS

Square Footage: 2710 sq.ft

Services: all mains.
Gas boiler serviced annually

Broadband: Supplier – BT/EE

Lansdown Parade Residents Association:
Approx. £400pa

Parking: 3 Spaces on parade
+ 2 permits (for Zone 13)

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