

33 IMPERIAL SQUARE

CHELTENHAM



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CHELTENHAM • GL50

An elegant Grade II* Listed town house of exceptional quality

Reception hall • Kitchen/breakfast room • Sitting room
Impressive first floor drawing room
Dining room • Study/bedroom • Cloak room
Garden room • Utility room

2 Bedrooms on the lower ground floor with a contemporary family bathroom
Mezzanine guest suite

Top floor master bedroom with luxury en-suite and dressing room

Landscaped walled garden

Private gated parking area for several vehicles

Two external outbuildings

Cheltenham Spa Rail Station 1 mile
M5 J11 (N&S) 3 miles • Cirencester 18 miles

Bristol 42 miles • London 95 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





33 Imperial Square

This elegant Grade II* Listed house is presented in pristine order, the fine period features and luxury fittings throughout make this an exceptional home of first class quality.

On the ground floor off an impressive reception hall is the beautifully appointed kitchen/breakfast room with a granite topped central island, an extensive range of fitted cupboards and display units as well as integrated quality appliances. The outlook from the floor to ceiling sash hung windows is across to Imperial Gardens and takes in the ever changing street scene of daily life around the square. The windows also allow the room to be flooded by natural light.

There is a dining room, cloak room, utility room and garden room on this level with double doors from the garden room onto a small terrace with steps down to the landscaped patio, garden and parking area.

On the mezzanine level there is a guest suite with stairs up to the sitting room. The stunning drawing room is also on this level and boasts triple sash hung windows, ornate ceiling mouldings and a handsome marble fireplace. The second mezzanine level has a further bedroom or study with beautiful views and oak flooring.

The impressive master bedroom suite is on the top floor and occupies the whole of this level, with a large dressing room, sumptuous bedroom and exceptional contemporary styled bathroom suite with bath and large walk-in shower.

On the lower ground floor level there are two good size double bedrooms and contemporary bath with walk in shower providing an excellent space for guests and teenage children. There is access to the garden and outbuildings from this level.





Garden

Outside, the paved gardens provide lovely seating areas with ample space for outside entertaining, with low walls providing deep flower beds, attractive brick walling with wrought iron gate opening to the enclosed, secure parking with electric sliding solid doors.

Situation

Imperial Square occupies a prominent position in Cheltenham, situated opposite the Promenade with views over Imperial Gardens. The gardens date back from the Second World War and are planted with approximately 2,500 bedding plants which produce magnificent floral displays each year. The tree lined Promenade is recognised as being one of the finest boulevards in England and the house enjoys all the benefits of its prestigious location, being within strolling distance of the boutiques, restaurants, theatres and other amenities that the town has to offer.



Schools: There are a number of private schools available such as Cheltenham College, Dean Close and Cheltenham Ladies College as well as several renowned state schools.



Entertainment: Cheltenham plays host to a number of festivals throughout the year including cricket, literature, jazz, food and music.



Restaurants: A diverse range of dining from Michelin Starred restaurants to local delicatessens.



Walking & Riding: Excellent access to the Cotswold Way as well as a superb network of footpaths that run across Leckhampton Hill, Cleeve Hill and the surrounding areas.



Shopping: A diverse range of High Street chain stores as well as its boutique shops.



Travel: Access to the M5 north and south, M4 corridor via the A419.



Mainline rail link to London Paddington from Cheltenham Spa, Kemble and Swindon.



International airports at Birmingham (57 miles) and Bristol (50 miles).

Directions (Postcode GL50 1QZ)

Leaving the office of Knight Frank, heading towards the Queens Hotel turn left before the Queens and follow the road for approximately 200yds turning left onto Imperial Square. Number 33 is the second house on the right with double grey doors.

Services

Mains electricity, gas and drainage are connected to the property.

Fixtures and fittings

Only those mentioned in the sales and particulars are included in the sale. All others, such as fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local authority

Cheltenham Borough Council: Telephone 01242 262 626

33 Imperial Square

Approximate Gross Internal Area = 392.6 sq m / 4226 sq ft

Store = 14.3 sq m / 154 sq ft

Total = 406.9 sq m / 4380 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID203710)