

Cheltenham, Gloucestershire GL50 2DH



Spacious five-bedroom townhouse set over four floors • Character features throughout • In a wonderful location • Ideal for multi-generational living • Self-contained lower ground floor • Modern kitchen • EPC D

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Key Features



4
Bedrooms



3
Bathrooms



2
Receptions

About the property

Located a short walk from Cheltenham town centre, and Montpellier Park with easy access to the many festivals held there and just off the vibrant Bath Road, Perry Bishop presents an impressive and deceptively spacious four-bedroomed period town house offering flexible accommodation over four floors.

With elegant proportions, character features and the benefit of a self-contained lower ground floor with separate entrance, the property is ideal for those downsizing, for family life, multi-generational living or providing rental income potential.

Elegant steps to the front of the property lead to the front door and a welcoming entrance hall. The large, high ceiling, light-filled sitting room with log wood burner flows through to the dining area and a well-equipped kitchen overlooking the flower filled, secluded garden at the rear of the property.

On the lower ground floor, a versatile suite includes a secondary living room, a bedroom with en suite, a utility area, and independent access to both the front and rear. This level offers the perfect setup for an independent family member, au pair accommodation, or could serve as a self-contained rental unit (subject to any necessary consents).

The first floor offers three generous bedrooms, a family bathroom and a separate shower room, providing ample space for any household. A staircase leads to the second floor where a light filled attic room with large storage area provides flexibility as a fifth bedroom, office or hobby room.

This handsome townhouse set in a vibrant and supportive local community is well positioned for access to local amenities, highly regarded schools, parks, churches, community centres, cafes, independent shops and transport links. Its blend of period charm, flexible layout and investment potential makes it a rare opportunity in central Cheltenham.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Cheltenham, known as the gateway to the Cotswolds, is set within easy access to glorious countryside and is famed for its extensive range of festivals, including National Hunt, literature, music, science, art, food and jazz, independent street markets and antique fairs and a vibrant hotel, café and restaurant culture.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities including golf courses, racecourse, theatres, sports centres, cinemas, art galleries, museums and many walking and hiking routes including the famous Cotswold Way.

There are excellent communications to other nearby centres via the M5 with easy access to Bristol, Birmingham, the Southwest and Wales. There is a mainline railway station with direct services to London; an extensive bus network including National Express direct to both London and Heathrow and cycling is easy via the many dedicated cycling routes.

Directions

From Perry Bishop, head northwest toward the town centre. At the traffic lights by Norwood Arms, continue straight onto Bath Road, passing Montpellier Villas and the Suffolk Parade shops. After approximately 0.5 miles, turn left onto Suffolk Road. Continue for a short distance, then take a right onto Suffolk Street where the property will be near the beginning of the street on the right-hand side.

What3Words: [///flies.tiger.reveal](#)

Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band- D

Our reference

CHE/BM/MS/24072025

We'd love to hear from you

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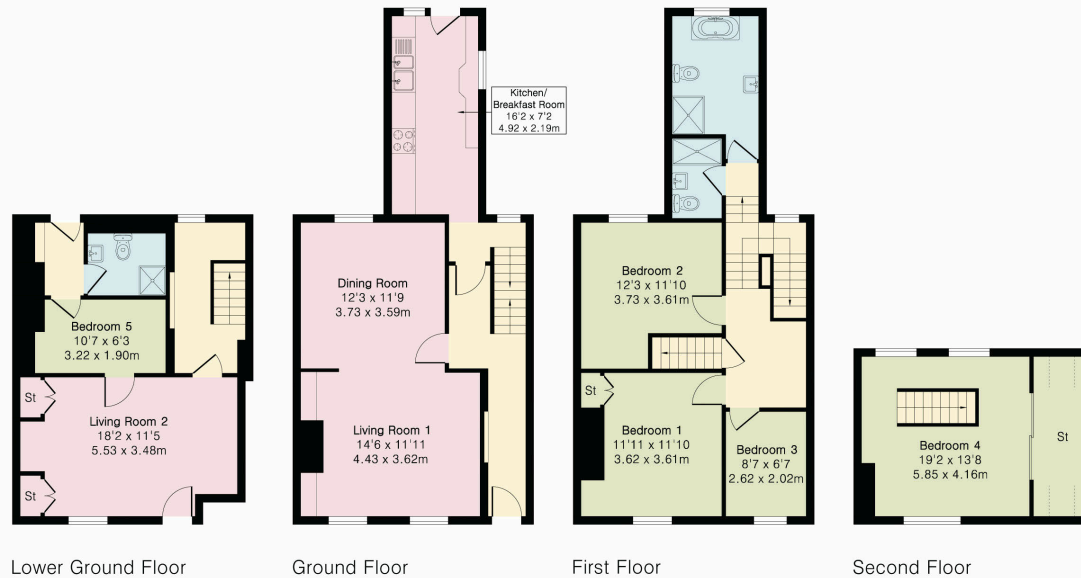
Approximate Gross Internal Area 1861 sq ft - 173 sq m

Lower Ground Floor Area 440 sq ft – 41 sq m

Ground Floor Area 583 sq ft – 54 sq m

First Floor Area 583 sq ft – 54 sq m

Second Floor Area 255 sq ft – 24 sq m



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PROPERTY MADE PERSONAL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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