

The Mews Cottages, Montpellier House, Suffolk Square, Cheltenham, Gloucestershire, GL50 2DY



Mews cottage • Grade II listed • Two bedrooms • Sought after location • Allocated parking • Study • Patio garden

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Montpellier House, Suffolk Square, Cheltenham, Gloucestershire, GL50 2DY

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

A charming Grade II listed two-bedroom mews house, ideally positioned in the heart of Cheltenham.

Tucked away behind the grand Montpellier House, this characterful home offers a rare blend of privacy and convenience. Located just moments from the vibrant restaurants, stylish bars, and boutique shops of The Suffolks and Montpellier, it's perfectly placed to enjoy all the charm and elegance the area has to offer.

The property is presented in fantastic condition throughout and provides an entrance hall leading through to a bright reception room with high ceilings, coving, ornate fireplace and two large windows. Off the reception room there is a modern fitted kitchen providing a range of high and low level units with gas hob and electric oven, stainless steel sink with drainer and mixer tap, tiled splash backs and space for white goods.

Upstairs, both bedrooms are doubles and both benefit from

having built storage cupboards. There is a spacious shower room comprising low flush W.C, wash hand basin and glazed shower cubicle and a further staircase leads up to a very useful study area, ideal for the home worker.

The property also has its own private patio area and an allocated off road parking space.

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

The property is located within walking distance of Montpellier offering a range of bars and restaurants as well as boutique shops. Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, music, drama, science, food and drink and jazz. There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema. There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Directions

From Perry Bishop's Bath Road office head towards Cheltenham town centre and turn left at the first set of traffic lights onto





Suffolk Road (A40) then take the third right turn onto Suffolk Parade continue on and turn left into Suffolk Square and left again. The property will be found through the car park entrance into Montpellier House immediately in front of you.

What3Words: [///tpe.nurses.dash](https://www.what3words.com/#!/tpe/nurses/dash)

Services & Tenure

The tenure is freehold. All mains services are understood to be connected. Amenity charge £834.00 p.a

Local Authority

Cheltenham Borough Council

Council Tax Band- C

Our reference

CHE/NB/MS/30072025



We'd love to hear from you

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what the owner said

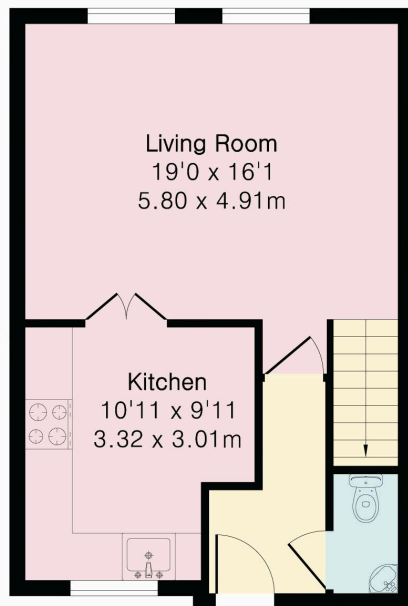
"Attractive location in the heart of Cheltenham within walking distance of shops, restaurant, parks and gardens while remaining secluded and private with guaranteed parking
Good choice of first class schools."



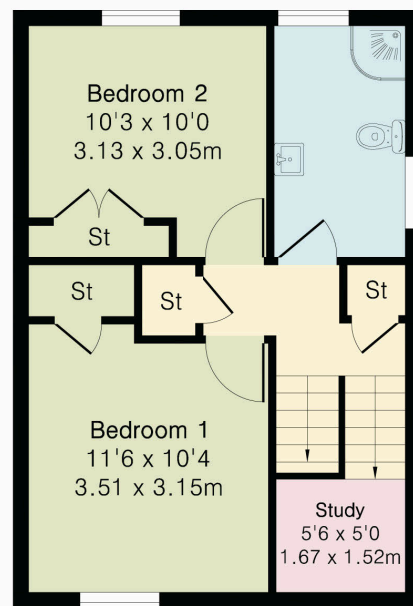
Approximate Gross Internal Area 742 sq ft - 69 sq m

Ground Floor Area 375 sq ft – 35 sq m

First Floor Area 367 sq ft – 34 sq m



Ground Floor



First Floor

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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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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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