



# 1 LEXINGTON SQUARE

Cheltenham, Gloucestershire, GL52 3LT

Presented by  
*Abigail Sutcliffe*

**PerryBishop**  
PROPERTY MADE PERSONAL

# Step Inside

A beautifully presented three-storey former show home, offering five spacious bedrooms, far-reaching views across Cheltenham Racecourse towards Cleeve Hill, complemented by a double garage and private parking.

## KEY FEATURES

- Exceptional five-bedroom detached home arranged over three impressive floors, formerly the show home for an exclusive development
- Prime position on the edge of Cheltenham Racecourse, within easy reach of Pittville Park, Cheltenham town centre, and Prestbury village
- Magnificent open-plan drawing and dining room, ideal for entertaining, with views over the landscaped rear garden
- Well-appointed kitchen/breakfast room designed for modern family living
- Five generously sized bedrooms complemented by three bath/shower rooms
- Stunning elevated views from the upper floors across Cheltenham Racecourse towards Cleeve Hill
- Landscaped gardens, double garage, and additional off-road parking for two vehicles

## ABOUT THE PROPERTY

Set over three impressive floors, this exceptional five-bedroom detached home, formerly the show home for this exclusive, small development, offers a superb blend of elegance, space, and flexible family living.

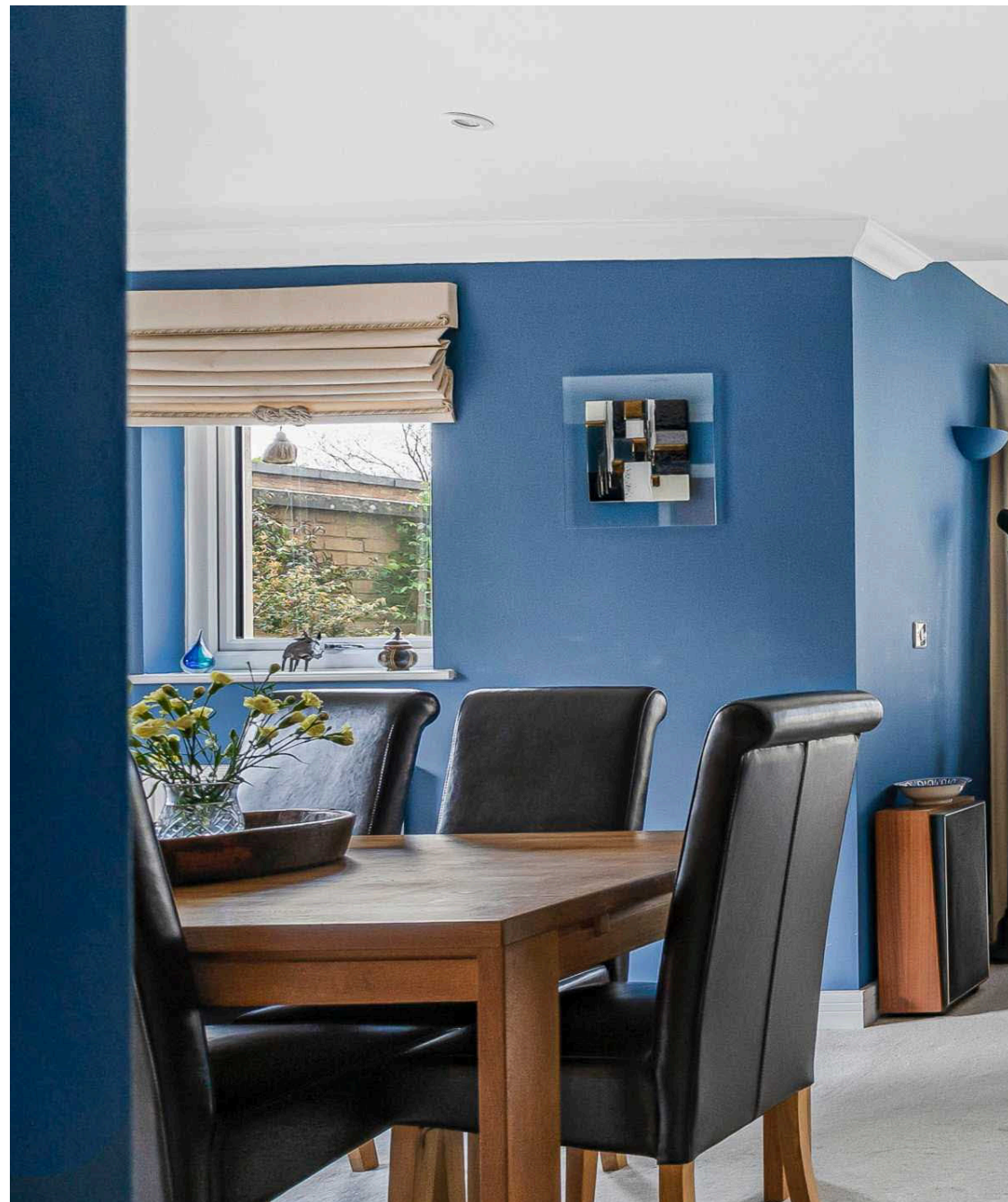
Ideally positioned on the cusp of Cheltenham Racecourse, the property enjoys a highly desirable setting within easy walking distance of Pittville Park, the vibrant centre of Cheltenham, and the charming village of Prestbury.

The accommodation is both spacious and versatile, centred around a magnificent open-plan drawing and dining room that provides a wonderful space for entertaining, with delightful views over the landscaped rear garden. A well-appointed kitchen/breakfast room further enhances the home's flexible layout. A downstairs cloakroom and generous utility room complete the ground floor.

On the first floor are three generously proportioned bedrooms, one of which is currently used as a study. The principal bedroom benefits from an en-suite and two built-in wardrobes, while the main bathroom is located off the landing.

On the second floor, there are two good-sized bedrooms, connected by a Jack and Jill shower room. From the upper floors, the property enjoys truly stunning elevated views across Cheltenham Racecourse and towards the rolling backdrop of Cleeve Hill, offering a picturesque outlook that changes beautifully with the seasons.

Externally, the property benefits from beautifully landscaped gardens, two garages, and additional off-road parking for two vehicles. This well-presented family home offers an excellent combination of location, style, and practicality.















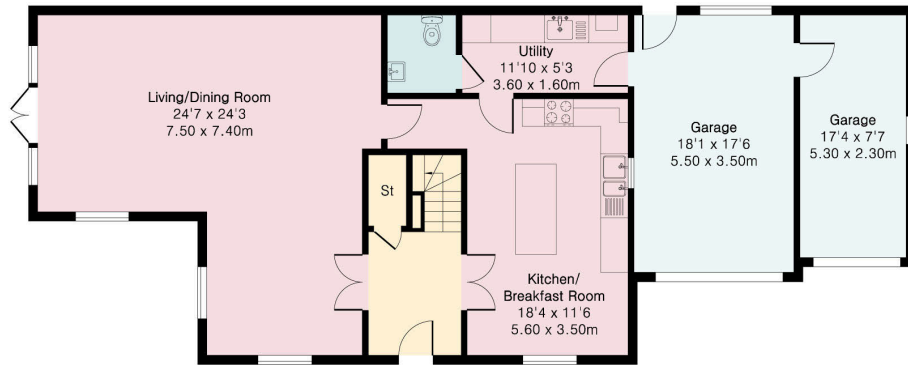


**Approximate Gross Internal Area 2625 sq ft - 244 sq m  
(Including Garage)**

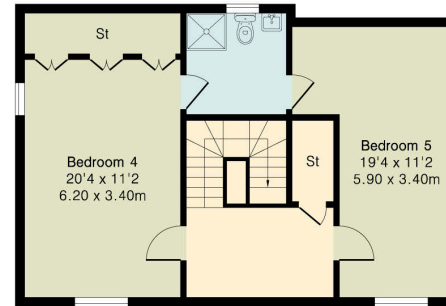
Ground Floor Area 1264 sq ft – 117 sq m

First Floor Area 748 sq ft – 70 sq m

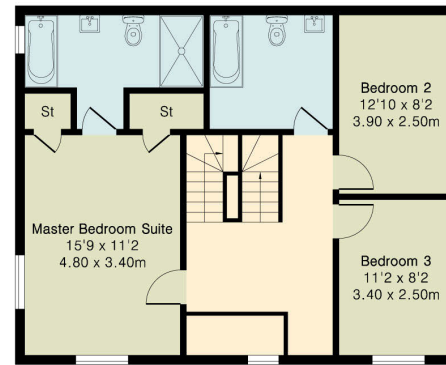
Second Floor Area 613 sq ft – 57 sq m



Ground Floor



Second Floor



First Floor



**ADDITIONAL INFORMATION**

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability: Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.

**Directions**

Postcode: GL52 3LT / what3words:  
///patio.snaps.winter

**Services & Tenure**

Utilities: Mains Gas, Water Supply, Sewerage, Heating and Electricity are connected to the property.

Tenure: Freehold

**Local Authority**

Cheltenham Bourgh Council

Council Tax Band: G

**Our reference**

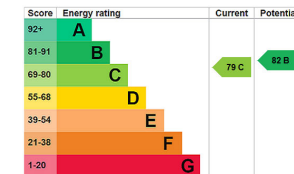
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**We'd love to hear from you**

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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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