



Montpellier

 Nick  
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ESTATE AGENTS

# Montpellier

Lypiatt Terrace, Cheltenham, GL50 2SX

Guide Price £2,000,000 Freehold

**A stunning stone dressed, Grade II\* listed, 6 bedroom town house, situated in this iconic landmark terrace in the heart of Montpellier.**

Vestibule • reception hall • double reception room • kitchen/breakfast room • dining room • drawing room • 6 bedrooms • 5 bath/shower rooms • landscaped garden • off road parking • EV charger point • fine character features

## Description

An exceptional property, which has been extensively and sympathetically remodelled and upgraded throughout. This labour of love has successfully created stylish and versatile family living space, whilst retaining the character and features true to the period. The impeccably presented ground floor accommodation includes an entrance vestibule, an impressive reception hall with shallow stone staircase, a double reception room with detailed ceiling cornice and 2 feature fireplaces, and a bedroom/home office with shower. On the lower ground floor, there is the sleek kitchen/breakfast room, family room, magnificent dining room with floor to ceiling infinity doors to the rear garden, and a bedroom with ensuite shower room. On the first floor, there is the drawing room with fireplace, deep sash picture windows, balcony, and lovely views across the front gardens of the terrace. Also on the first floor is the master bedroom and a mezzanine family bathroom with large walk-in shower. On the second floor, there are a further 3 double bedrooms and 2 shower rooms (1 ensuite). Outside, there is a landscaped west facing town garden, leading to the parking area for 2 cars and EV charger point. At the front, there is further parking and open gardens.





### Situation

A premier central location, situated in the heart of Montpellier, just a few yards from the bars, restaurants, boutiques, and parks. It is also close to both Cheltenham College and Cheltenham Ladies College. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals.

### Further Information:

**Local Authority** Cheltenham Borough Council.

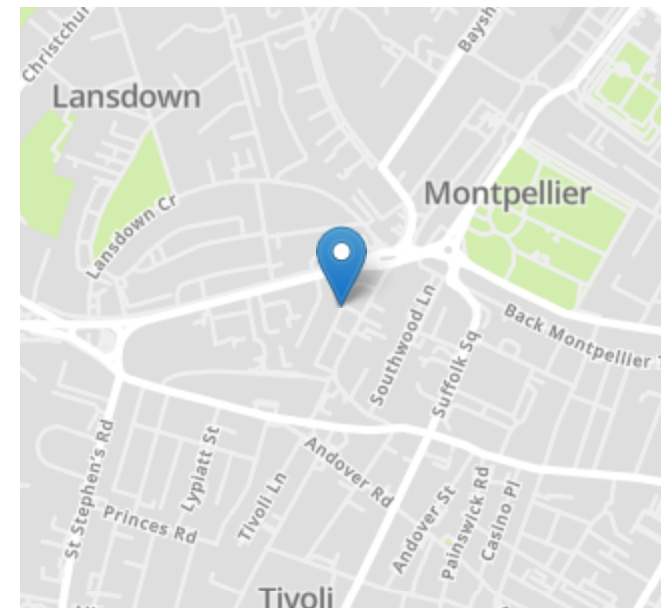
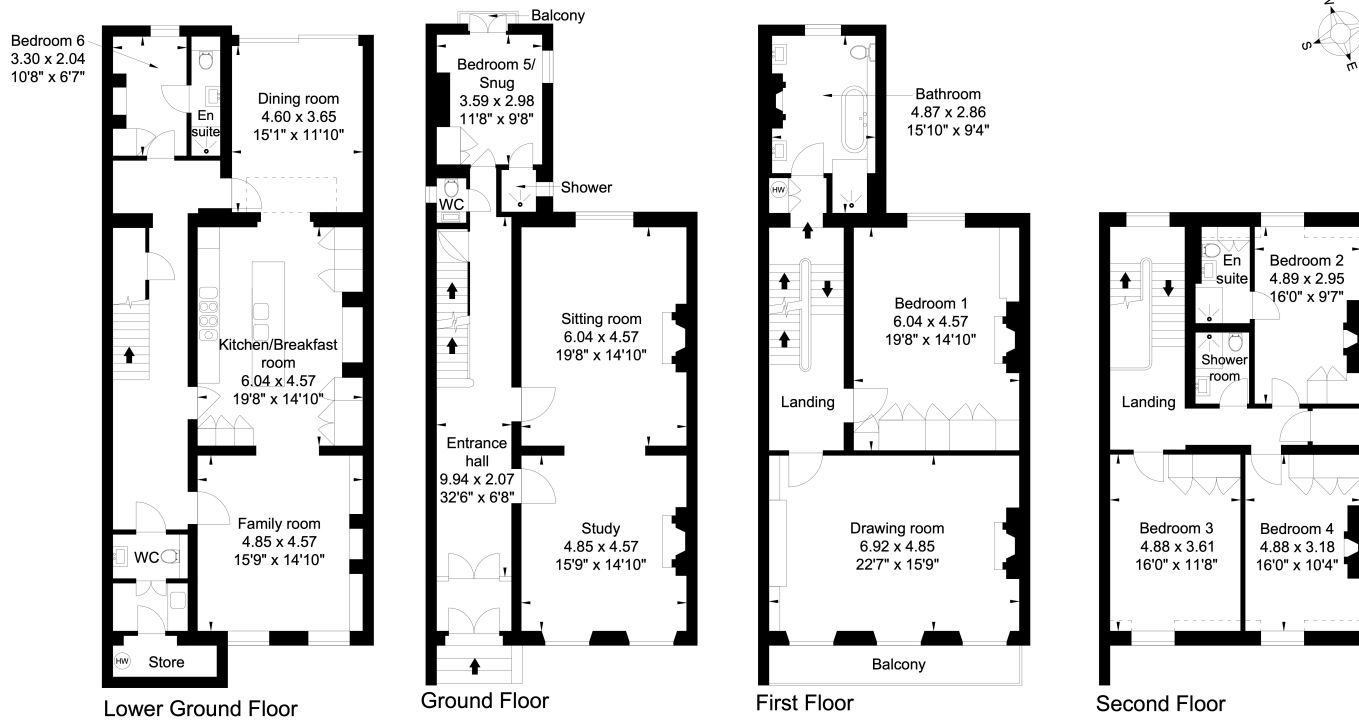
**Tax Band** G.

**Electricity** Mains. **Water** Mains. **Sewerage** Mains.

**Heating** Gas Central Heating.

**Broadband** Connected to the property.

Purchasers should carry out their own investigations regarding the suitability of these services.



APPROXIMATE GROSS INTERNAL FLOOR AREA:  
 380 sq m (4,090 sq ft)  
 © Cotswold Plans Ltd. 01386 430176  
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This plan is for guidance only and must not be relied upon as a statement of fact.

### 3 Lypiatt Terrace Cheltenham

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