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EVANS

31 IMPERIAL SQUARE

Cheltenham, GL50 10Z

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CHELTENHAM, GL50 1QZ

A rarely available and most beautifully presented Grade II listed townhouse enjoying a prominent position on the landmark terrace of Imperial Square, with exceptional accommodation, a self-contained apartment, and generous walled garden.

Raised Ground Floor:

Reception Hall • Kitchen • Utility • Cloakroom
• Breakfast Room • Sitting Room

First Floor:

Drawing Room • Dining Room • Master Suite with En Suite

Second Floor:

Guest Bedroom with En Suite • Dressing Room
• Further Double Bedroom • Bathroom

Lower Ground Apartment:

Sitting Room • Two Bedroom (one with En Suite)
• Bathroom

Outside:

Large Courtyard Garden • Off Road Parking

DESCRIPTION

31 Imperial Square is the most elegant of townhouses forming part of this landmark terrace in the heart of Cheltenham's centre. Overlooking the elegant central gardens of Imperial Square, this is very much town living at its best, yet the elegant garden square gives a curated green outlook and extension to the already generous town garden. At 4483 Sq Ft, it is an outstanding home of impressive proportions, style and character. Offered for sale in the most immaculate order throughout four floors of beautifully proportioned living and bedroom space with an atmosphere throughout the entire home of grandeur and light, enhanced by tall ceilings, open spaces, and large sash windows.



On the raised ground floor and off the impressive entrance hall, with cantilevered staircase, is a beautifully appointed kitchen/ breakfast room. Strategically positioned to overlook the gardens in the background. There is a comfortable sitting room to the rear of the kitchen and a utility to the rear of the house.

On the first floor is the magnificent drawing room, a classic room with three full height sash windows framed with a traditional wrought iron balcony to enjoy the vista of the central grounds. Parliament doors open to a large, formal dining room. A double bedroom is positioned on the mezzanine level of this floor and again, a further double bedroom on the next mezzanine, both overlooking the private courtyard garden.

On the top floor is the delightful master suite with a beautifully appointed luxurious bathroom and adjacent dressing room. In addition, there is a family bathroom on this level.

There is a lovely flow of space throughout the house which is extended to the accommodation on the lower ground floor, currently arranged as a guest suite with a further double bedroom and a bathroom. There is also a family room/TV room on this level and access to the lower terrace garden. The original staircase from the main house links the two areas and whilst it is used as overflow accommodation, it could be adapted to provide a complete self-contained area with its own private access to the front.

OUTSIDE

The garden to the rear is a particular feature, a classic walled garden which is one of the largest on offering on the terrace. Designed in courtyard style it's the perfect spot to dine al fresco and for potted plants. The garden is accessed from both the lower ground floor and from the large terrace on the raised ground floor. There is off road parking for several cars.

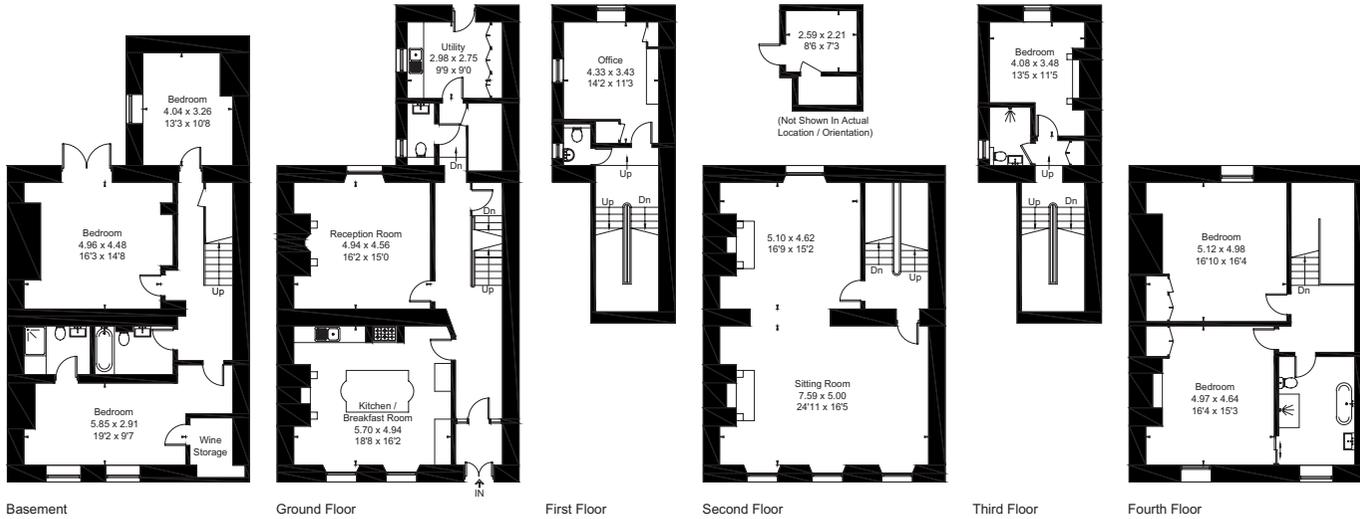
SITUATION

Imperial Square is a uniform terrace and iconic landmark in the town epitomising the classic street scenes of fine Georgian architecture that Cheltenham is so well known for. Overlooking the elegant and beautifully manicured central Imperial Gardens, the location offers the very best of town living within a stones throw of the leafy Promenade, highly regarded for its classical restaurant scenes and lively café culture. The Cheltenham Ladies' College, Cheltenham College and Dean Close are extremely close and within a comfortable walk in addition to the boutique shopping in Montpellier and on the Promenade itself. Communication links are highly accessible to the M5, A40 and A435 and Cheltenham Spa train station is under a mile away so quick walking distance.



FLOORPLANS

Approximate Area = 313.9 sq m / 3379 sq ft
 Basement = 94.3 sq m / 1015 sq ft
 Outbuilding = 8.3 sq m / 89 sq ft
 Total = 416.5 sq m / 4483 sq ft
 Including Limited Use Area (2.2 sq m / 24 sq ft)



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