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19 WELLINGTON SQUARE

Pittville, Cheltenham, GL50 4JS



# 19 WELLINGTON SQUARE

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*A beautiful semi detached Grade II listed house with a coach house found on one of the most sought after squares in Pittville.*

- Stunning Grade II Listed Townhouse
- Extensive and Versatile living space
- Overlooking the immaculate Wellington Square
- Main House of over 4353Sq Ft
- Six Bedrooms
- Five Reception Rooms
- Coach House with one bedroom, bathroom, living room and kitchen
- Off Road Parking
- Character features

## DESCRIPTION

19 Wellington Square is the most beautiful Grade II listed semi detached townhouse found on one of the most sought after squares in Pittville, close to the town centre and Pittville Park. The current owners have meticulously renovated the property, skillfully balancing a classic approach to the beautiful intricacies of its era. Spanning c4350 Sq Ft of accommodation, the property is particularly grand with stunning proportions and the most well planned, practical accommodation. The house is arranged over four floors, with the lower ground floor sympathetically restored to include a spacious Neptune kitchen and dining area, with appliances including a Fischer and Paykel fridge, a Neff dishwasher, gas hob and two Neff ovens, one doubling as a microwave. Off the wide hallway is a utility room, pantry and study with access to outside and the gardens. Also on this floor is an informal sitting room that would make an excellent home office. The ceiling height on this level is unusually high and the large windows to three sides flood the floor with light.

The upper floors contain the formal living space including the most beautiful drawing room with two full length sash windows overlooking the garden square to the front, original cornice, ceiling roses and picture rail, a fireplace is the focal point. At the rear of the house, enjoying views of the garden is the formal dining room, also featuring twin windows with a cornice, ceiling roses and picture rail. To compliment these rooms is a bright and spacious library, with floor to ceiling bookcases and a Chesney fireplace.

Leading from the ground floor to the first floor is the cantilevered bull nose construction stone staircase with an original wooden balustrade which is set off by a cupola that provides a flood of natural light. The





large en suite principal bedroom sits on the first floor along with two further along with two further generous bedrooms and a family sized shower room housing the gas boiler and pressurised cylinder. On the landing is a beautiful area next to a large window which lends itself to a reading or writing area.

The second and final floor offers three further double bedrooms along with a large bathroom that services these rooms.

This is a home of great character with heritage that runs throughout the house with the most intricate detail on each floor, including doors, door furniture and skirting boards, as well as cornices and ceiling roses, fireplaces and picture rails.

#### OUTSIDE

The front of the house is framed with traditional wrought iron railings and a pedestrian gate that offers access to the house, with an imposing stone staircase rising to the front door. Additional access is provided by a gate at the side leading to the rear garden. Facing south, the Mediterranean rear garden is bathed in all day sun, and offers a floral pergola over an al fresco dining area, a small vegetable garden, fruit trees and boxed bushes with further entertaining seating area including a curved terrace that is just a step from the kitchen.

#### THE COACH HOUSE

At the end of the garden is a separate 1830's one-bedroom semi detached coach house, which is ancillary to the main residence and has been refurbished offering immaculate accommodation over two floors, and allowing for it to be utilised as required including, staff accommodation, studio, guest quarters, home office or al fresco dining kitchen. There is also a secure off road parking space behind gated access to the rear of the property.

#### SITUATION

This is a much sought-after Pittville address, with the name derived from an elegant central garden square bordered to each side by attractive period buildings. The entrance is opposite the magnificent and iconic Pittville Park, one of the finest urban parks in the country, known for its boating lake, Pump Rooms and pretty cafes. This historic tree-lined road is especially attractive and is within a very short stroll of a collection of smart local coffee shops and convenience stores, with the new John Lewis department store and Cheltenham's fashionable shopping districts Montpellier and Promenade also within walking distance. A cultural centre, Cheltenham plays host to several highly acclaimed festivals including Music, Food and Literature. The town is also known for its excellent schools to include The Cheltenham Ladies' College, Cheltenham College, Berkhamstead and Dean Close, all within a comfortable walk or bike ride. Communication links are excellent from this area, with easy access to the M5 Motorway and main line train station with lines to major cities.



# WELLINGTON SQUARE, GL50

Approx. gross internal area 4353 Sq Ft. / 404.4 Sq M.

Approx. gross internal area 5109 Sq Ft. / 474.6 Sq M. Inc. Coach House



GROUND FLOOR COACH HOUSE



FIRST FLOOR COACH HOUSE



LOWER GROUND FLOOR



RAISED GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



All measurements are approximate and for guidance and illustrative purposes only.  
Photography and Floor Plans by [www.thedowlingco.com](http://www.thedowlingco.com) - +44 7793 974 209