



CANOIE

8 Montepellier Parade, Cheltenham, GL50 1UD

CANOBIE

8 MONTEPELLIER PARADE, CHELTEHAM, GL50 1UD

A graceful double fronted Edwardian home on this beautiful road within the heart of cultural Montpellier, offering a large plot, gated parking, landscaped gardens and a garage.

- Prime Central Location
- Family Home
- Extensive Accommodation extending to 3,500 Sq Ft
- Five to Seven Bedrooms
- Beautiful Reception Space
- Lateral Layout
- Large South Westerly Facing Plot
- Private Gated Parking
- Garage
- Large Gardens
- Walk from Famous Schools, Montpellier and Fashionable Shopping District

A DISTINCTIVE HOME OF DISCERNING STANDARDS AND CHARACTER.

A distinguished home on what is undeniably one of Cheltenham best addresses. Standing in prime position, just a short stroll from Montpellier's exclusive high street and the famous Promenade, within its sizable plot, the house commands a real presence not least owing to its attractive façade.

Enjoying a private position behind a gated driveway with parking and a garage, the large south westerly plot provides a larger than average town garden and yet a stone's throw from Montpellier famous parks.

EFFORTLESSLY PRACTICAL

Canobie is a beautiful semi-detached home that spans 3500 sq ft of impressive accommodation. Designed with modern, family living in mind, each room is effortlessly practical and the layout is lateral, which is rare to find in Cheltenham townhouses. Period details combine with modern interiors offering a comfortable and cotemporary way of living.

GROUND FLOOR

An elegant hallway introduces this wonderful family home. The principal reception rooms are arranged to overlook the gardens each one beautifully proportioned and with the elegant features indicative of its era. The sitting room offers a double aspect, a feature oversized bay window and fireplace. A further sitting room, which was formally the dining room, is adjacent, equally grand also with a fireplace and bay window. The kitchen and breakfast room is the heart of the home. With access to the gardens, this spacious room connects indoor and outdoor living, ideal formally life and entertaining. It features

- A high-quality range of fitted kitchen units
- Fitted appliances
- A connection and view to outside
- Area for a dining table

A utility room is positioned to the side, to add practicality.



FIRST FLOOR

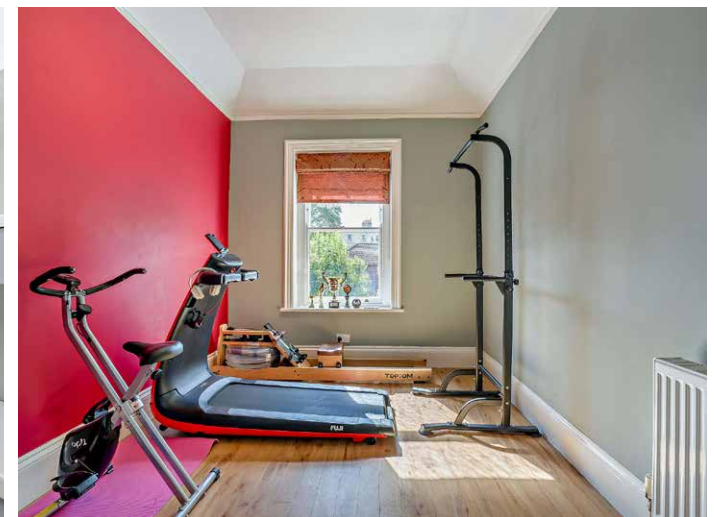
Upstairs, the accommodation continues to impress with five well-proportioned bedrooms positioned on the first floor. The bright and spacious principal bedroom suite, with en suite and the identical curved bay feature window as the sitting room, is lovely. A modern, and recently fitted, family bathroom and separate shower room serves the remaining four bedrooms.

SECOND FLOOR

There are two further bedrooms, both double in size and sharing a shower room. An ideal area for visiting guests, a home office or as a children's floor.

OUTSIDE - LOW MAINTENANCE LIVING

Standing in a prominent position, behind electric gates in a private plot with parking for several cars leading to a garage. The gardens are a wonderful outside space and the plot in its entirety is spacious, which is rare for living so close to the centre. A patio provides a lovely spot to dine outside whilst the garden has been designed with easy living in mind.



LOCATION

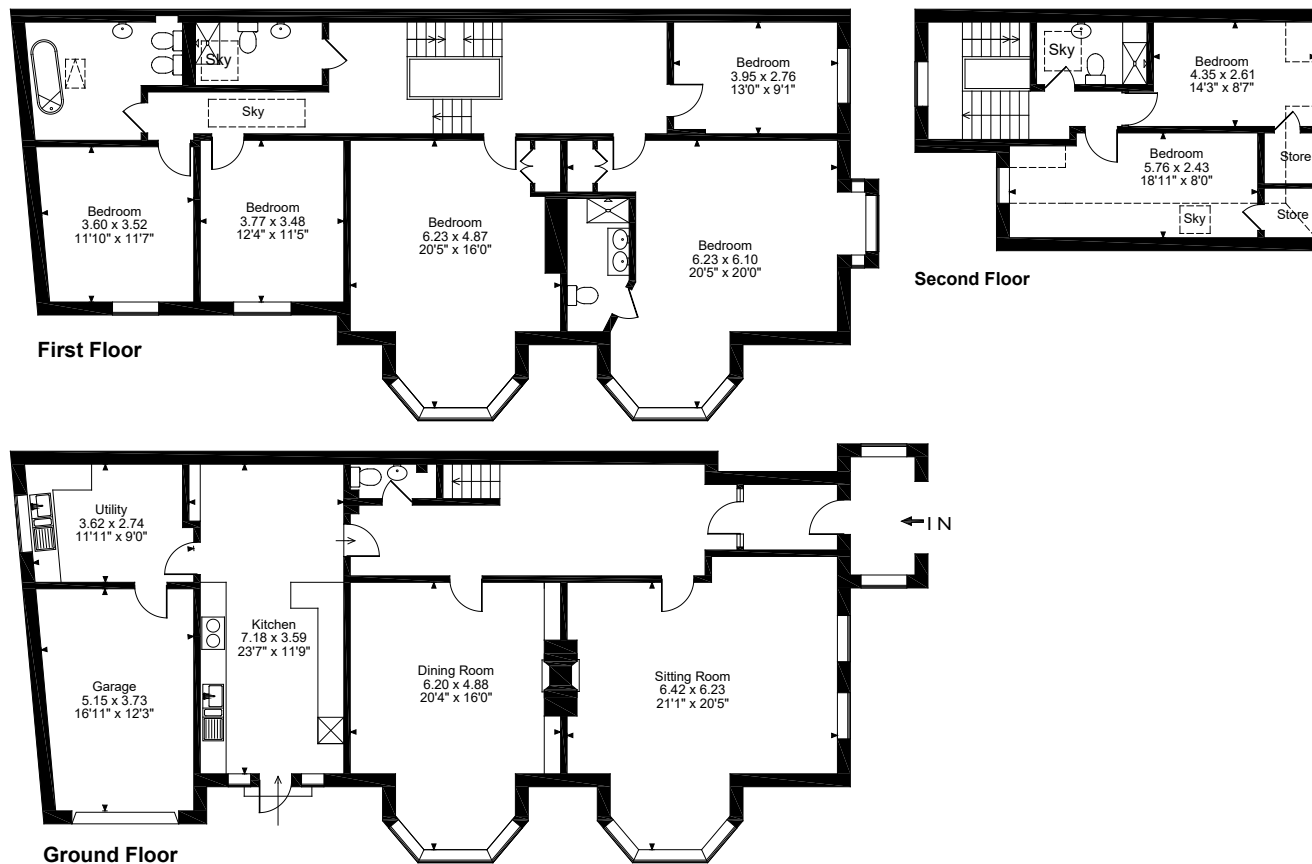
Montpellier Parade is one of Cheltenham's finest residential addresses, an area renowned for its cachet and a postcode that is highly sought after. Within a short stroll is Cheltenham's most fashionable and popular location, a stone's throw from the famous shopping district and within the heart of the lovely café and festival culture for which Cheltenham is so well regarded. Schools within the locality are exceptional and include world renowned boarding schools, The Cheltenham Ladies' College, Dean Close and Cheltenham College. Whilst distinctively town living, this area is a quiet pocket and is well known for its close proximity to some beautiful parks and garden squares. Communication links are highly accessible to the M5, A40 and A435 and Cheltenham Spa train station is within walking distance.

A HOME TO SUIT EVERY LIFESTYLE

A rare opportunity to acquire a home of such presence. Thoughtfully designed and beautifully finished, this home is in a prominent prime location within Montpellier, the festivals, shopping and restaurants on your doorstep with its versatile layout and lateral accommodation it would work for a range of different life stages and lifestyles.



8, Montpellier Parade, Cheltenham, Gloucestershire
Approximate Gross Internal Area
3368 SQFT/313 SQM



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8704835/ SLU

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		