

# BRECON HOUSE

— CHELTENHAM —





## BRECON HOUSE, CHARLTON KINGS, CHELTENHAM, GL53 9NE

Main house: Entrance hall · Drawing room · Living Room · Kitchen/ Dining Room  
Garden Room · TV/Games Room · 2 Studies · Utility · Cloakroom · 7 Bedrooms  
6 Bathrooms · Landscaped gardens · Terraces · Allweather Tennis Court  
4 carports · Barn containing Home Gym, Store and additional Barn containing fully  
serviced studio/office · Farm Barn housing Machinery/Cars/Wood · Field Shelter  
In all circa 6 acres

Cottage: Kitchen/Sitting room · Bedroom · Bathroom

## A substantial country house set in circa 6 acres on the edge of Cheltenham

### Description

Accessed via a discreet sweeping driveway, Brecon House is a fabulous country home which reflects the very best of both town and country living. Situated in a fabulous semi-rural location with exceptional far reaching countryside views over Charlton Hill Valley, Cheltenham and beyond. The owners have greatly renovated and extended the house over the years and have been mindful to create a home which is bright and light with open plan living spaces and cosy corners, formal entertaining rooms and everyday family living space. Fabulous features such as the hallway atrium, the substantial oak framed double height glass entrance porch, the elegant wooden flooring and the gallery staircase really make the house stand out.

The reception rooms all come into their own for both informal and formal use. The drawing room is wonderful for larger gatherings, the living room and the TV/Games room work

superbly for a bit of peace and quiet with a good book or a family movie night. A beautiful garden room, with a large ceiling lantern set within an atrium roof, is a central point between the kitchen/dining room and the living room and offers superb natural light and a wonderful feeling of space.

The kitchen/dining room is clearly the heart of the house and a fantastic room in which to unwind with family or cook up a fabulous feast for friends. The room is bathed in natural light and with French doors leading to the terrace and garden it is ideal for indoor/outdoor living in the warmer months. The kitchen is well equipped with all the necessary modern appliances and there is plenty of worktop and storage space. The walk-in larder is the cook enthusiast's dream!

The study is superb for working from home and can equally be used as a further bedroom

with its en suite bathroom. There are two further bedrooms on the ground floor and a bathroom.

The utility room keeps all the laundry out of sight and comes in handy for muddy wellies after a long country walk.

The first floor, accessed via two separate staircases, comprises the principal suite, an en suite bathroom and a dressing area. There are four further bedrooms and bathrooms on the first floor, including one master guest room being en suite. There is also another office.

The single story one bedroom cottage, a stone's throw from the house, provides wonderful ancillary accommodation, ideal for family and friends.

Outside, the landscaped garden is predominantly laid to lawn, interspersed with herbaceous borders and elegant hedging. Nestled within the land, the house is discreetly

set back from the road via an inconspicuous main driveway that reveals nothing of the house from roadside. Electric wrought iron gates introduce the principal drive that meanders through the gardens, past the tennis court and to the oak framed carports. The grounds are stunning, cleverly comprising different 'rooms' within the garden with formal gardens, wide terraces and a lovely central courtyard, all of which provide clever seating points at every aspect. The land extends in all to circa 6 acres and comprises fenced paddocks and open spaces. The tennis court is a wonderful addition, with its allweather coverage it can be enjoyed all year round. The oak barn comprises versatile potential living space, currently a home gym and four carports. The second oak barn alongside this, comprises a large office/studio again with potential (services in place) as additional accommodation. There is plenty of further parking on the driveway.



## Location

Brecon House is superbly located on Charlton Hill, a semi-rural location only 4 miles from the heart of Cheltenham. The house is nestled amongst stunning Cotswold countryside with far reaching views over the valley. Charlton Kings, one of the most desirable places to live in Cheltenham, is on the doorstep and offers an array of local amenities for everyday life with more extensive shopping available in the centre of town.

Cheltenham not only offers excellent shopping and dining, it is also host to fabulous literary, jazz, cricket and food festivals, and of course horse racing.

A variety of well-kept beautiful parks are dotted around the town with fun play areas for children and perfect picnic spots.

Sporting opportunities are abundant with nearby golf courses in Charlton Kings and Ullenwood; swimming at the Lido and tennis courts are available in a variety of parks. Sailing and water-sports can be enjoyed at Cotswold Waterpark a short drive south.

The town offers an excellent choice of schooling, including Cheltenham Colleges, Dean Close, St Edwards, Birkhampstead, Pate's and further afield Beaudesert Park, Marling, as well as outstanding state schools such as Balcarras.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South-West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.



*Charlton Kings 1 mile  
Cheltenham train station  
(direct to London Paddington) 5 miles  
M5 (junction 11A) 7 miles  
Cirencester 12 miles  
M4 (junction 15) 30 miles  
Oxford 40 miles  
Bristol 43 miles  
All distances and times are approximate*







### General Information

Tenure: Freehold.

Services: Mains water and electricity. Private drainage. Oil-fired central heating. Spring water optional if required.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

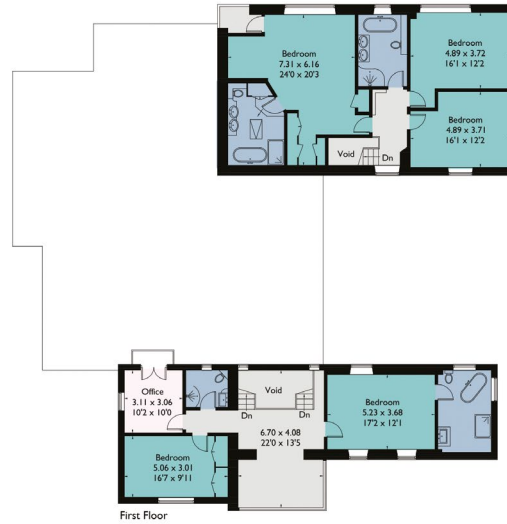
Local Authorities: Cheltenham District Council, Municipal Offices, Promenade, Cheltenham, GL50 9SA. Tel: 01242 262626. Council Tax Band G. EPC rating D.



Approximate Gross Internal Area  
 569 sq m / 6125 sq ft (Excluding Void)  
 Boiler Room = 5.9 sq m / 64 sq ft  
 Total = 574.9 sq m / 6189 sq ft



Lower Ground Floor



Approximate Area  
 Gym = 160.9 sq m / 1732 sq ft  
 Cottage = 54.3 sq m / 584 sq ft  
 Outbuilding = 202.2 sq m / 2176 sq ft (Including Garage)  
 Total = 417.4 sq m / 4492 sq ft



FLOORPLANZ © 2019 0203 9056099 Ref: 225337

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) fourwalls-group.com 322284

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