

GREYGARTH,

CLEEVE HILL, CHELTENHAM, GLOUCESTERSHIRE, GL52 3QB



GREYGARTH, CLEEVE HILL

Standing in established grounds approaching two thirds of an acre, this exceptional family home benefits from breath taking distant views towards the Malvern Hills and Black Mountains. Dating from the 1930s, the property has been a much loved home for the last twenty six years and offers three reception rooms, five sizeable bedrooms, one with a balcony, first floor study & extensive parking.

- Impressive detached property offering beautifully proportioned and versatile living accommodation
- Wide reception hall with a cloakroom and boot room leading to a 22' kitchen/breakfast room with an island unit and a very useful separate utility room
- Cosy dining room with exposed wood flooring, an attractive stone open fireplace and stunning views
- Triple aspect sitting room, again with a wonderful view, exposed flooring, a stone fireplace and bi-fold doors to the garden
- Five double bedrooms (one with a balcony) which enjoy the ever changing panoramic seasonal views, three bath/shower rooms, including two bedroom suites and an open plan first floor study
- Large garage which has been converted into a games room/family room, well stocked, manicured gently tiered grounds and extensive parking

Originally dating from the 1930s this substantial detached residence offers flexible living accommodation in the region of 2800sqft. During the present owners occupation the property has been dramatically enlarged to include the construction of a generous two storey extension to create valuable additional bedroom, utility room and garaging. The property also retains plenty of character from this much admired era, including stone fireplaces and picture rails whilst benefiting from some of the finest views.





SITUATION

Greygarth stands in an enviable elevated position towards the summit of popular Cleeve Hill, commanding some of the most spectacular views the area has to offer as well as being within a short walk of Cleeve Common, deemed the town's largest open green space. Close by are the villages of Woodmancote and Prestbury both offering an excellent choice of day to day amenities including schools, grocers, artisan butchers and several popular public houses whilst the larger regional towns of Winchcombe & Cheltenham, both within four miles and provide a much wider selection of facilities & schools. Notably Prestbury Park Reccourse is within a two mile drive of the property.

GENERAL INFORMATION

Services:
Mains water, electricity, gas and drainage are connected to the property.

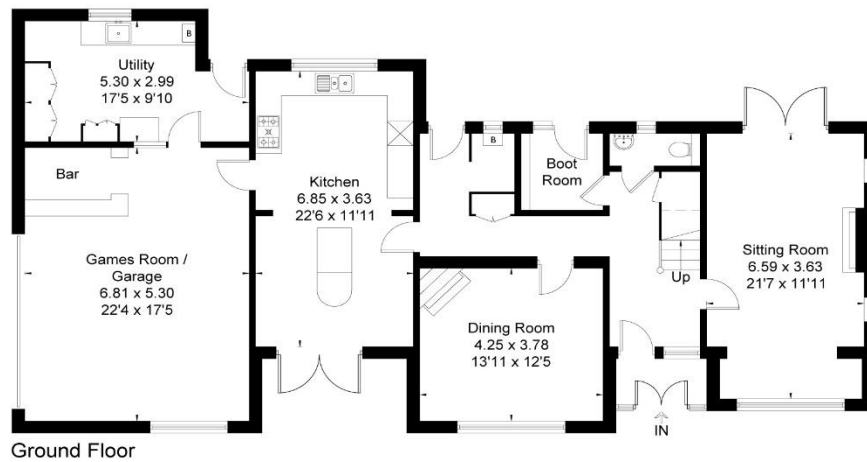
Local Authority:
Tewkesbury Borough Council: 01684 295010.
Council Tax Band: G - £3,068.16 pa. (2023/2024).
EPC Rating: D

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Floor Area = 273.8 sq m / 2947 sq ft
(Including Garage)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63251

103 Promenade, Cheltenham, Gloucestershire GL50 1NW
T: 01242 222722 | E: sales@charleslear.com | W: www.charleslear.com