

BRECON HOUSE, CHARLTON HILL,
CHELTENHAM, GLOUCESTERSHIRE, GL53 9NE

 Charles Lear



BRECON HOUSE, CHARLTON HILL

Nestled into the slopes of Charlton Hill with views over Cheltenham, Brecon House is a substantial family home of some 6,125sq.ft. and is set in private gardens and grounds of c.6 acres. Within the grounds is a detached cottage, outbuildings of a further 4,492sq.ft. and an all-weather tennis court.

DESCRIPTION

In a totally private position and approached via wrought iron electric gates and a sweeping driveway, Brecon House is a substantial rural home within a 10-15minute drive of Cheltenham town centre. Set in gardens and grounds amounting to 6 acres, the property is also favoured with a plethora of outbuildings including a detached cottage, garaging and carports for 6-8cars, a substantial home office and sizeable gymnasium. Internally, Brecon House, which is offered in excellent condition throughout, measures in excess of 6,000sq.ft and includes four reception rooms and six/eight bedrooms including two on the ground floor.





SITUATION

Leaving Charlton Kings along Cirencester Road past Charlton Park Hotel and Lilleybrook Golf Club, Brecon House may be found on the left-hand side towards the top of the hill behind a charming dry stone wall before the right hand bend taking you to the junction at Seven Springs. Charlton Hill sits above Charlton Kings and as such the property offers enviable access to the town and the many amenities in the village of Charlton Kings and Sixways. Many of the town's schools are also easily accessible with St. Edwards, Balcarras and Charlton Kings Junior School all situated within 2 miles.

GENERAL INFORMATION

Mains water and electricity are connected to the property together with private drainage.

Cheltenham Borough Council: 01242 262626.

Council Tax Band: (G) - £3,575.97 pa. (2024/2025).

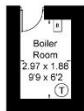
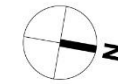
Energy Rating: D.

VIEWINGS

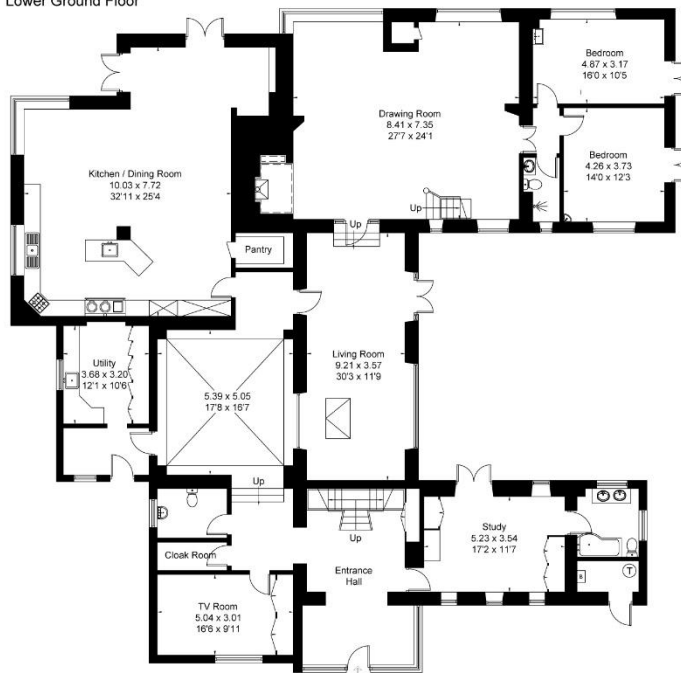
Viewings are strictly by prior appointment through Charles Lear & Co. on 01242 222722.



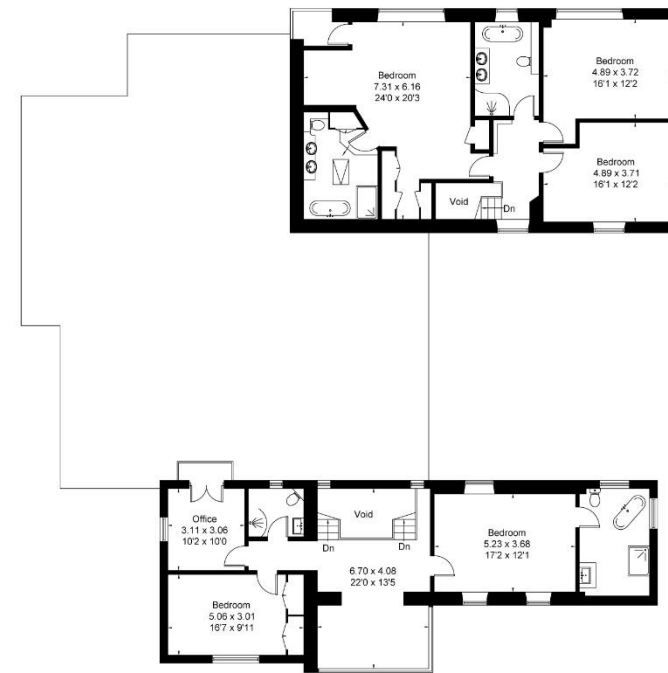
Approximate Area = 569 sq m / 6125 sq ft
 Boiler Room = 5.9 sq m / 64 sq ft (Excluding Void)
 Total = 574.9 sq m / 6189 sq ft



Lower Ground Floor



Ground Floor



First Floor

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