

KYLE HOUSE,
HAYMES ROAD, CLEEVE HILL, CHELTENHAM, GLOUCESTERSHIRE, GL52 3QH

 Charles Lear



KYLE HOUSE, HAYMES ROAD

This wonderful detached home comes to the market for the first time in 23 years and is offered in exceptional condition throughout standing in a stunning and beautifully established 1/3 acre garden with a wide sun terrace to fully enjoy the glorious and unrivalled views over the Severn Vale and distantly the Black Mountains and Malvern Hills.

- Individual detached property standing in grounds approaching 1/3 acre with sweeping lawns edged by a vast array of specimen shrubs, plants and trees with the addition of a wide sun terrace to enjoy the views
- Large reception hall with a cloakroom fitted with contemporary sanitary ware and a separate utility room with a door to the garage
- Superb open plan 30' kitchen/breakfast room which spans almost all of the rear of the property, refitted three years ago with a bespoke kitchen showcasing the very best in contemporary design with a central island and large glazed sliding doors to fully enjoy the spectacular views over the racecourse & town
- Dual aspect sitting room, again with a wonderful view, feature fireplace and oak flooring
- Four doubles and one single bedroom/office, two bath/shower rooms including the principal suite, and three bedrooms have panoramic views
- Large single garage, housing the boiler, with an electric door and off road parking for 3/4 vehicles

This impressive detached property dates from the 1960's and offers exceptional and beautifully presented accommodation including a superb 30' kitchen/breakfast room, separate sitting room, five bedrooms, four of which are doubles, and a stunning family friendly garden, the property also offers the opportunity to enlarge further if required.





SITUATION

Kyle House stands on a private road comprising of a small number of properties tucked away on the lower slopes of Cleeve Hill, affording some of the most spectacular views the area has to offer as well as being within a short walk of the summit of Cleeve Common. The neighbouring villages of Woodmancote and Prestbury offer 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 and Cheltenham are both within four miles and provide a greater selection of bespoke shops, supermarkets, restaurants and several internationally regarded schools.

GENERAL INFORMATION

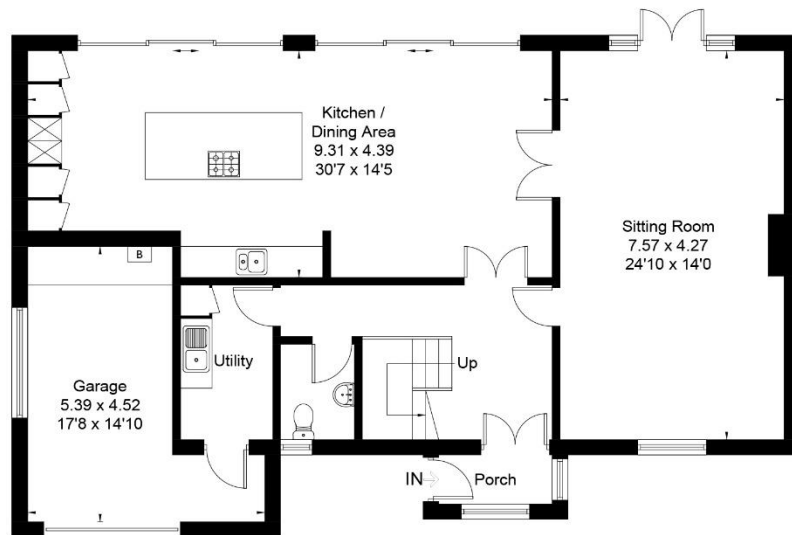
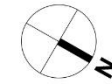
Services:
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:
Tewkesbury Borough Council: 01684 295010.
Council Tax Band: G - £3,068.16 pa. (2024/2025).
EPC Rating: D

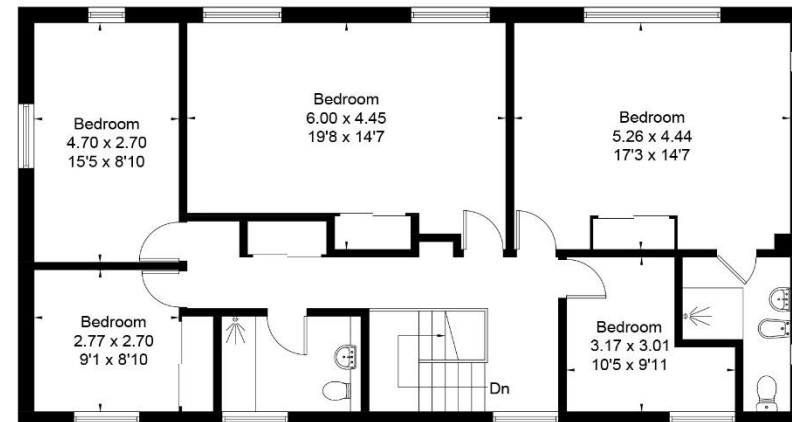
VIEWINGS

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

Approximate Area = 228 sq m / 2454 sq ft
Including Limited Use Area (0.5 sq m / 5 sq ft)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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