

RATTLEBONE HOUSE, BUSHCOMBE LANE,  
WOODMANCOTE, CHELTENHAM, GLOUCESTERSHIRE, GL52 9QJ

 Charles Lear

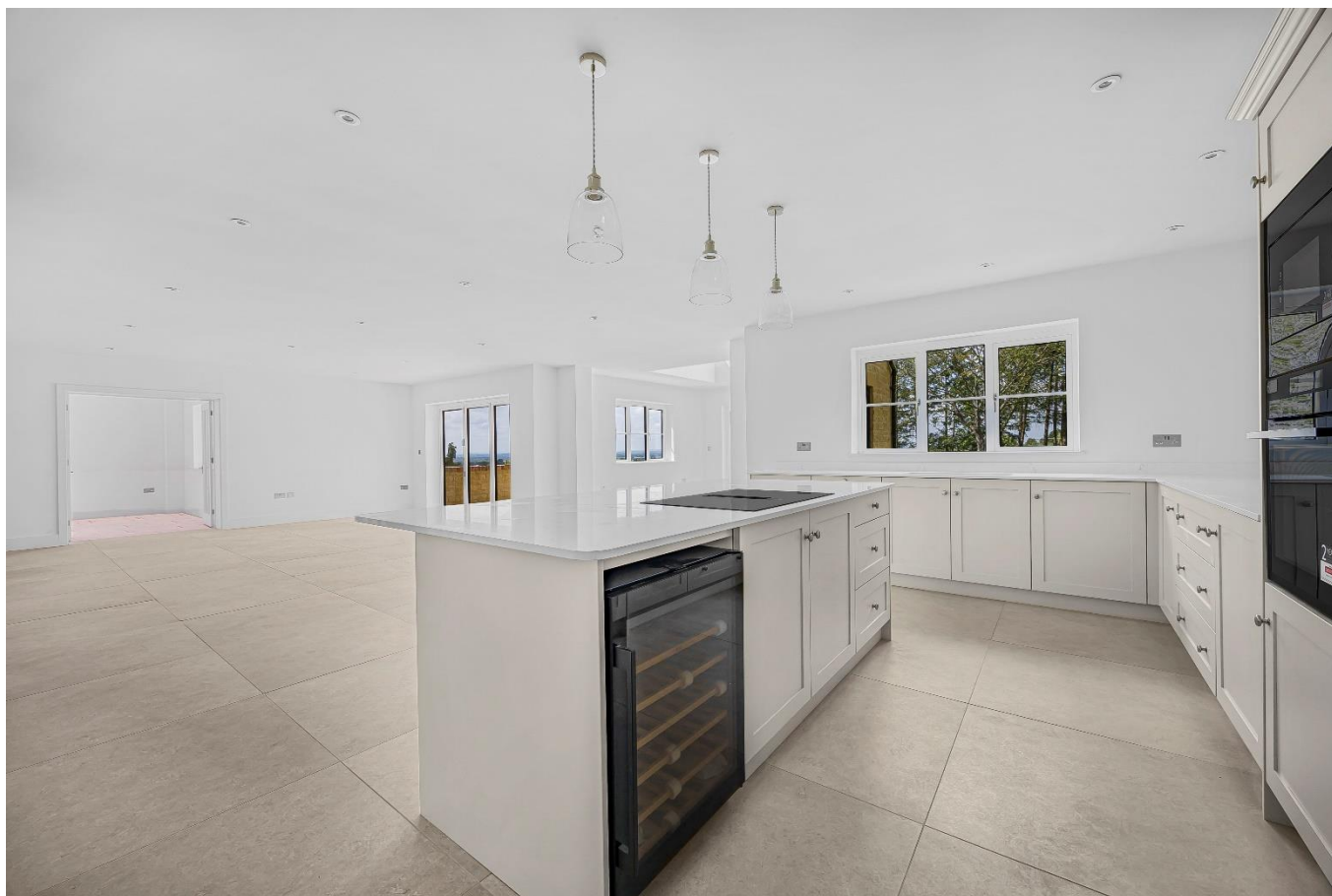




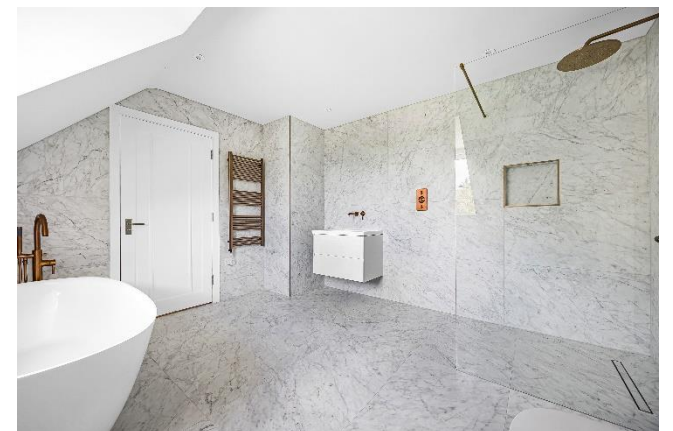
## RATTLEBONE HOUSE,

Standing on the middle slopes of Nottingham Hill enjoying breath-taking views over Cheltenham and the Severn Vale this is perhaps one of the finest new build homes to come to the market in the district. Built with natural Cotswold stone, the property simply exudes quality from the handmade kitchen & dressing room furniture to the luxurious bathrooms complemented by the latest heating system.

In an idyllic and peaceful location, standing proudly within its own extensive level grounds and enjoying panoramic views over the Severn Vale this individual detached property has been designed to fully capture the beauty of the setting. Constructed with natural Cotswold stone, the property offers beautifully proportioned accommodation approaching 4000 sq.ft including an integral four car garage with an adjoining versatile store/plant room. The vast, appealing, open plan kitchen/dining/sitting room dominates the ground floor, the bespoke handcrafted kitchen features quartz worktops blending luxury with practicality, premium integrated appliances and a generous amount of storage complimented by a timelessly classic stone floor with underfloor heating, there is also a useful utility/boot room. The reception hall benefits from a striking craftsman built staircase, in addition there is a snug room with an attractive brick fireplace, lovely for the cooler evenings, and a useful media room. On the first floor are four sizeable bedroom suites, all of which take full advantage of the views of its own grounds and local pastureland. The principal bedroom suite is truly exquisite with a 16' dressing room with a dual wall of bespoke handcrafted wardrobes leading to a sumptuous bath/shower room with a freestanding bath and rainwater shower. Externally the property benefits from two separate gated drives providing off road parking for circa ten vehicles, a large terrace providing an opportunity to enjoy outside dining and gently meandering grounds.







### SITUATION

Rattlebone House is located on Bushcombe Lane roughly 1/3 of the way up Nottingham Hill within the semi-rural village of Woodmancote. There is a small selection of day to day amenities in the village including a primary school, public house and general store/newsagent however the larger villages of Bishops Cleeve and Prestbury offer a much greater choice and are both within one mile. The historic Regency town of Cheltenham is approximately five miles distant renowned for its vibrant café culture, independent and High street shops, world renowned schools and exciting festival calendar including the famed Gold Cup held every year at Prestbury Park racecourse.

### GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected to the property. The property is heated by an air source heat pump. **AGENTS NOTE:** There is a 2.2 acre paddock available by separate negotiation.

Local Authority:

Tewkesbury Borough Council: 01684 295010

Council Tax Band: TBC

On construction EPC Rating: B

### VIEWINGS

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



Approximate Gross Internal Area 3800 sq ft – 354 sq m  
 Lower Ground Floor Area 774 sq ft – 72 sq m  
 Ground Floor Area 1621 sq ft – 151 sq m  
 First Floor Area 1405 sq ft – 131 sq m

