

# THE SQUARE HOUSE

CLEEVE HILL, CHELTENHAM, GL52 3PX





## THE SQUARE HOUSE, CLEEVE HILL

Standing in an enviable position on the upper slopes of Cleeve Hill commanding dramatic views across the Severn Vale, this exceptional and individual contemporary home measures more than 4,000sq.ft. and benefits from a detached annexe and a sweeping gated driveway providing plentiful parking.

The Square House is an imposing property with generous accommodation arranged over three floors and measures more than 4,000sq.ft. In addition, there is a detached annexe offering ancillary accommodation or the potential to let. A wide recessed porch leads into a sizeable reception hall on the raised ground floor with a vaulted ceiling and useful cloak/utility rooms. The hall then leads to a spectacular open-plan living space that includes a modern shaker style kitchen with central island and access to a generous sun terrace to enjoy the magnificent, ever changing, seasonal views. Further accommodation on this floor includes a versatile snug or formal sitting room, an adjoining dining room and two superb double bedroom suites, one of which is presently used as a home office. Occupying the entirety of the first floor and approached by an impressive glass staircase is the principal bedroom suite which includes a large sitting room with access to a vast rooftop terrace, a double bedroom and en-suite bathroom. On the lower ground floor is a second reception hall with a practical store room, boot room, potential bedroom and a further double bedroom suite with a door to the plant room. Externally, the property enjoys high Cotswold stone walling leading to a parking area for approximately 5/6 vehicles, whilst the gardens are low maintenance, with areas of lawn bounded by well-stocked borders. The annexe comprises a large bed/sitting room with a kitchenette and shower room.







### SITUATION

The Square House stands close to the crest of Cleeve Hill, a glorious position to enjoy the breath taking views across the Severn Vale. Local amenities can be found in the neighbouring villages of Prestbury, Woodmancote and Bishops Cleeve, which include primary and secondary schools, medical centres, chemists, supermarkets, cafes, restaurants, independent shops and a number of popular public houses. The larger regional town of Cheltenham is some 4 miles distant, offering a wider range of amenities along with several highly regarded schools including Cheltenham Ladies College and Pate's Grammar School.

### GENERAL INFORMATION

Mains water, gas and electricity are connected to the property. Additional benefits include an air sourced heating system, Airflow system and solar panels.

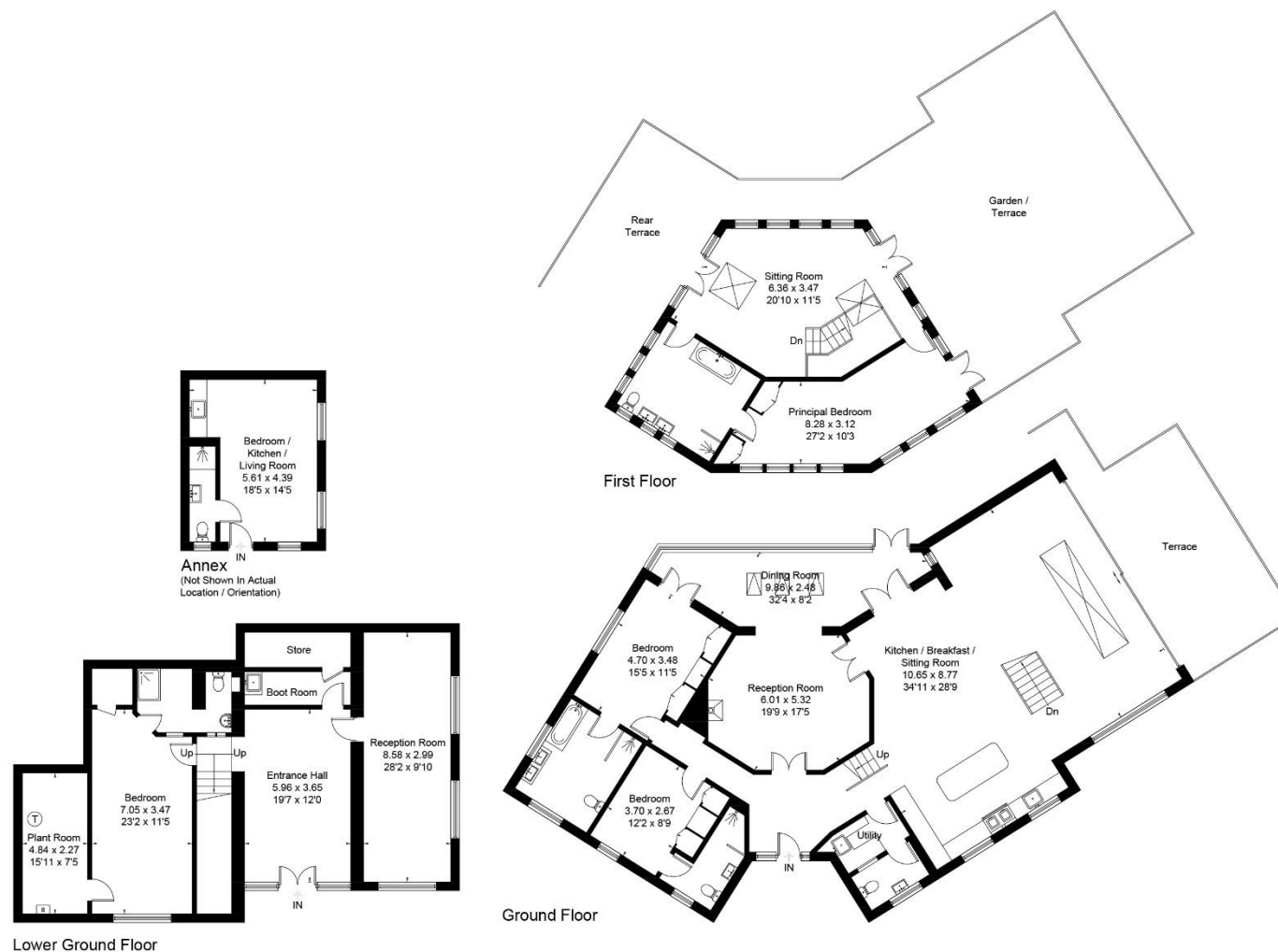
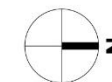
Tewkesbury Borough Council: 01684 295010.  
Council Tax Band: (G) - £3,745.63 pa. (2025/2026).  
EPC: C.

### VIEWINGS

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



Approximate Area = 388.8 sq m / 4185 sq ft  
 Annex = 24.7 sq m / 266 sq ft  
 Total = 413.5 sq m / 4451 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 326727