



AN ATTRACTIVE SEMI-DETACHED PERIOD PROPERTY WITH A WEALTH OF CHARACTER NESTLED WITHIN CLEEVE HILL OFFERING PANORAMIC VIEWS. BEAUTIFULLY TIERED ORNAMENTAL GARDENS, A FABULOUS ANNEX WITH APARTMENT AND ENTERTAINING ROOM/OFFICE, GARAGING AND PARKING.



Gaybrook House, a charming natural stone period property on Cleeve Hill, combines character with modern comforts and boasts panoramic views of Prestbury Park Racecourse and the Malvern Hills. This delightful four-bedroom family home exudes character from the moment you enter and with planning permission already granted for a contemporary extension, there is an exciting opportunity to create an open-plan kitchen and living area, further enhancing this superb home.

Upon entering the hallway, you're immediately drawn into the inviting sitting room, where a beautiful inglenook fireplace takes centre stage. The open-plan kitchen and dining area, warmed by an Aga, features hand-painted cupboards and a range of modern appliances. Adjacent to the kitchen is a spacious utility room with a stable door leading to the garden terrace.

The bright and airy living room is highlighted by bay windows that provide a perfect spot to relax while enjoying views of the terrace and gardens. A charming wood burner adds warmth, making this space an ideal retreat on cooler days. A conveniently placed cloakroom off the hallway completes the ground floor.

Upstairs, you'll discover breathtaking views of the Malvern Hills and Black Mountains, from all of the bedrooms with the principal bedroom offering an incredible vantage point of the racecourse. The upper floor includes the principal suite, three additional bedrooms, a family bathroom, and a useful airing cupboard.

Primarily the ground floor features stone tiling flooring with the main rooms each offering direct access to the terrace. The property is largely double-glazed for added comfort and carpeted upstairs.

Outside, there is a thoughtfully designed separate annex, featuring an apartment with its own private entrance, an entertainment room or office with a kitchenette, and a shower room, offering great flexibility for additional family members, guests, or even as a potential income opportunity. The property also includes a double garage and a large workshop.

As you approach the property, you'll find a gravel parking area with space for numerous cars, as well as a convenient double carport and two additional garages. The beautifully landscaped gardens, facing southwest, are arranged over four tiered ornamental levels, connected by pathways and stone steps. The terrace, with direct access from the main house, provides the perfect spot to enjoy sundowners and watch the sunset. There are various seating areas throughout the garden, allowing you to appreciate the vibrant plants and shrubs that bring colour throughout the

different seasons.

Cleeve Hill has become highly sought after area over the years, renowned for some of the best walking, riding landscapes and the golf course all within easy reach. While semi-rural, villages of Woodmancote and Bishops Cleeve, both of which provide a full range of day-to-day amenities, just a short drive away is the desirable market town of Winchcombe, for comprehensive facilities and excellent dining. Ellenborough Park, featuring beautiful grounds, restaurants, and a spa is a stone's throw away.

The Regency spa town of Cheltenham, located within five miles offering prestigious schools such as The Cheltenham Ladies' College, Cheltenham College, and Dean Close. M5 and M4 via A417/419 are within easy access as well as Cheltenham railway station.

Agents notes:

There is a right of way for Gaybrook Cottage for side access and parking for 2 cars.

Planning Application:

Tewkesbury Borough Council Application number: 21/00452/FUL Date application valid: 7th April 2021

Erection of single storey

Mains drainage, gas and water, oil Aga











EPC: E

Council: Tewkesbury Borough Council

Council Tax: F

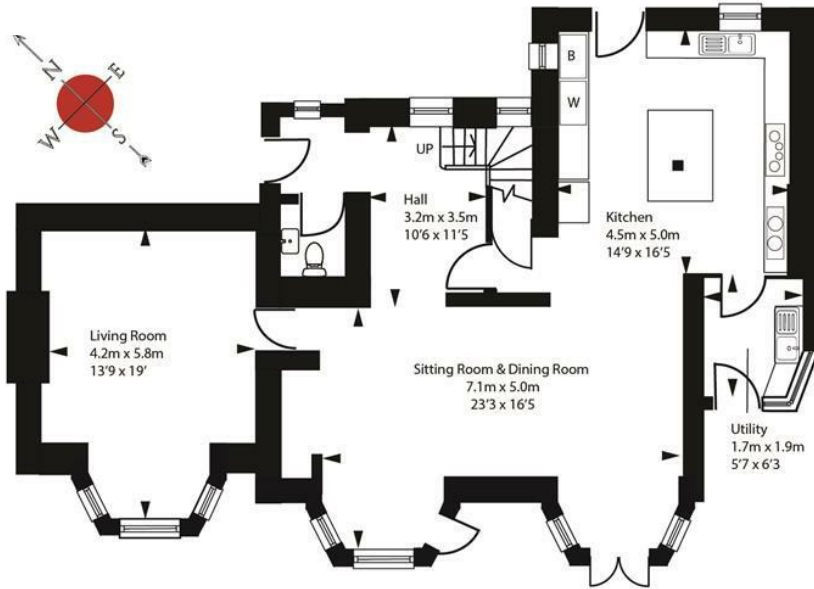
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Tenure: Freehold

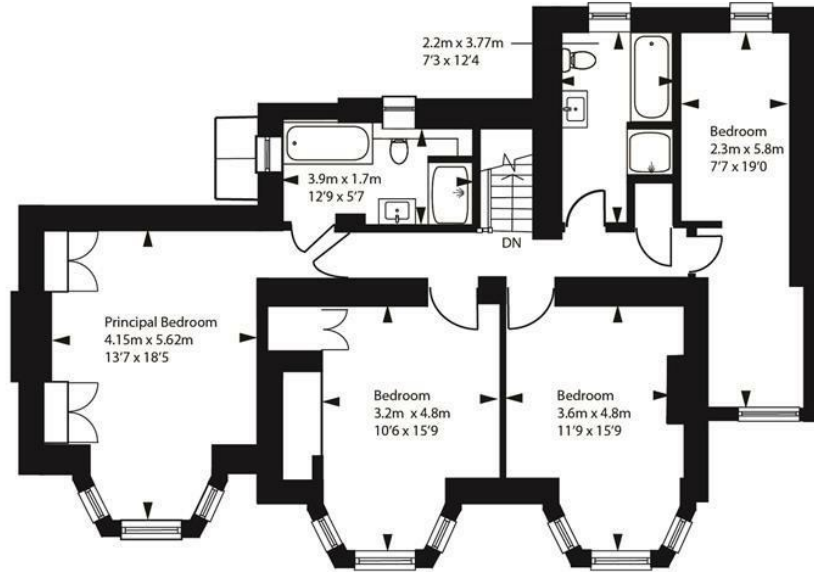
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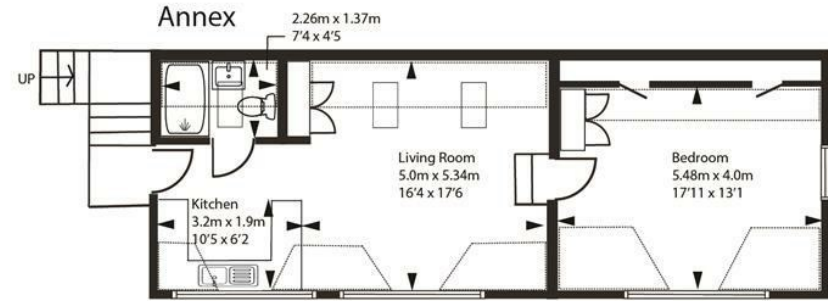




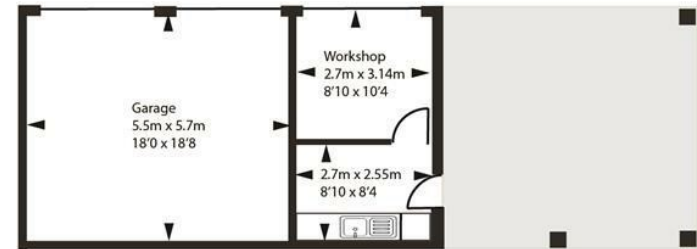
Ground Floor



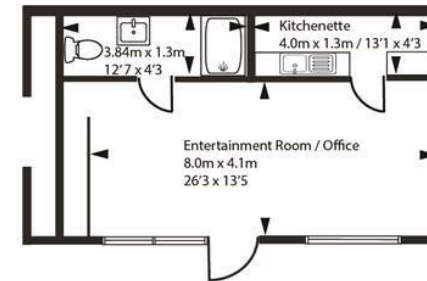
First Floor



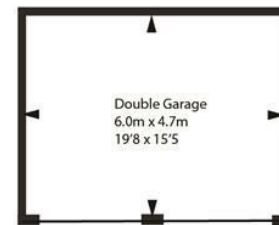
First Floor Apartment = Reduced headroom under 1.5m / 5'0"



Ground Floor Double Garage / Workshop / Car Port



Lower Ground Entertainment Room / Office



Double Garage

Approximate floor area

Main House = 180 sq m / 1938 sq ft

Annex

First Floor = 76 sq m/818 sq ft (Incl. restricted height of 38 sq m x 409sq ft)

Ground Floor = 46.7 sq m/503 sq ft

Lower Ground Floor = 42.3 sq m/455 sq ft

Double Garage = 28.2 sq m/303 sq ft

**Total gross internal floor area = 335.2 sq m/3608 sq ft
Including restricted headroom = 373.2 sq m/4017sq ft**

All measurements including the floor area are approximate and for illustrative purposes only