



A Beautifully Appointed Period Property Nestled on the Upper Slopes of Cleeve Hill, Set Within an Area of Outstanding Natural Beauty



Tithe Barn House is a stunning semi-detached period property that has been meticulously evolved over the past 30 years by the current owner.

Originally a stone cottage and agricultural barn, it now seamlessly blends historic charm with contemporary elegance, extending to 3,460 sq.ft. whilst offering versatile accommodation that is both intimate yet provides a wonderful space to entertain guests.

Accessed via a five-bar gate and discreetly positioned within a private estate, the long driveway leads to a generous gravel parking area with a wide turning circle. This area is surrounded by wildflowers, mature shrubs, trees, and a beautiful Cotswold stone wall with original arched alcoves, adding character and depth to the perfect backdrop. The charming westerly lawn area is well-defined, complemented by fruit trees and neatly clipped hedges, with a delightful stepping stone pathway leading to the central doorway.

Upon entering the property, you are immediately struck by the creative use of open space and natural light, which beautifully highlights the original Cotswold stone with a modern twist. The design is thoughtfully arranged into three distinct areas, harmoniously blending modern living with historic elements.

The primary living areas are centrally positioned on a split-level ground floor. At one end, a handcrafted bespoke kitchen features a blend of modern and cedar wood cabinetry, marble and stainless tops, complemented with Miele appliances. This space flows into a fabulous dining and living area with exposed stonework and a seating area with floor to ceiling glass windows and bi-folding doors, capturing an abundance of natural sunlight. Off the kitchen, a separate cloakroom and steps lead down to a large walk-in larder/storage area.

The principal bedroom suite, located on this side of the house, offers impressive views of the rolling countryside. With its high vaulted ceiling and spacious layout, this area has been transformed into a tranquil haven. Featuring a study/dressing area, a cleverly designed step-up bedroom and bathing area, with luxurious bathroom fixtures and fittings.

Centrally positioned to the house, is the reading room, which could serve as a perfect connection between the two top floors, should a prospective owner wish to further remodel. A generous sitting room with a wonderful fireplace and original stone slit windows provides an ideal retreat for relaxing evenings.

Stepping down to a bright and airy office/study area, you will find ample storage cupboards and doors leading to the secluded courtyard and rear garden.

An internal staircase leads to the upper first floor, where two enchanting bedrooms with views over the rear garden are perfect for guests or children. Additionally, there is a wonderful guest bedroom with an ensuite bathroom, complete with a roll-top bath.

Stepping outside to the side of the property, is a useful store, which can be used as a utility and for garden tool storage. Ensconced in sun from morning and evening the enclosed rear garden is perfect for sipping coffee and enjoying the sounds of nature. The patio area offers a wonderful space for al

fresco dining or simply relaxing during summer evenings. The combination of Cotswold stone, natural planting and a soft lawn creates an ideal visual appeal, with pleached black oak trees providing natural screening. In spring, the flower beds and borders burst with vibrant perennials and shrubs. Beyond the rear garden is a tarmac area providing additional parking.

Tithe Barn House is approached via a communal drive that creates a true sense of arrival, leading off the public road into the charming hamlet of homes known as Cockbury Court. Nestled on the Cotswold escarpment within an Area of Outstanding Natural Beauty (AONB), Cockbury Court sits alongside Cleeve Hill, the highest point in England before the hills of Wales.



This remarkable location boasts outstanding scenery, crisscrossed by established public footpaths and ancient byways and includes the expansive common land of Cleeve Hill, offering panoramic views, a true paradise for walkers.

The property is conveniently positioned near Cleeve Hill Golf Club, the Rising Sun pub and restaurant and the luxurious Ellenborough Park hotel, spa and fine dining.

Just 1.5 miles to the north lies the charming market town of Winchcombe, known for its Cotswold stone cottages, tea shops, local amenities and medieval architecture. To the south, the elegant Regency town of Cheltenham is within 7 miles, renowned for its lifestyle, exceptional schooling, cultural attractions and recreational amenities.

Road and rail connections provide easy access to London, Oxford and Birmingham, making this a perfectly positioned retreat.

Agents Notes:

Within Cockbury Court, there are ten properties, each with a shareholder in Cockbury Court Management, the company responsible for managing the estate. An annual maintenance charge covers the upkeep of the communal driveway, including tree care, lawn maintenance, insurance and the shared septic tank system.

Cockbury Court Management Co. circa £700 pa.





EPC: D
Council: Tewkesbury Borough Council
Council Tax: F
Tenure: Freehold

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Approximate Gross Internal Area 3461 sq ft - 321 sq m

Lower Ground Floor Area 124 sq ft - 11 sq m

Ground Floor Area 1864 sq ft - 173 sq m

First Floor Area 1187 sq ft - 110 sq m

Second Floor Area 286 sq ft - 27 sq m



Lower Ground Floor



Ground Floor



First Floor



Second Floor

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fitting. Room sizes should not be relied upon for carpets and furnishing. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Property particulars printed 16th April 2025.