

Presenting: Cleeve Hill, Cheltenham GL52 3



A breath-taking home nestled on Cleeve Hill,
offering stunning views and rare charm.

**ADAM
HALLIWELL**
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About this property...



This breathtaking semi-detached house, nestled on Cleeve Hill, presents an incredible opportunity for potential home-buyers. Lovingly built in 1904 as one golf course house and then divided later. The property has been significantly extended over the years, and is comfortably nestled within the Area of Outstanding Natural Beauty (AONB) enjoying stunning westerly views, including breathtaking sunset views. This well-maintained home, currently listed for sale, is in well presented and offers the character, charm and unique design that only a century-old house can provide. Arranged over two floors, the accommodation is incredibly flexible. The ground floor can potentially offer an annexe, comprising two double rooms and a shower room. The property as a whole boasts four bedrooms, all capable of accommodating double beds, with three enjoying different views to the side, rear and front. The fourth bedroom room is on the ground floor and could also function as an additional reception room or part of the annexe if desired.

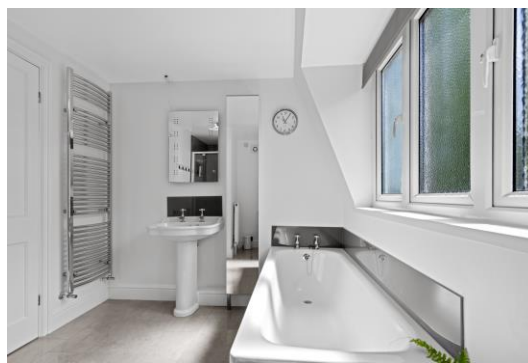
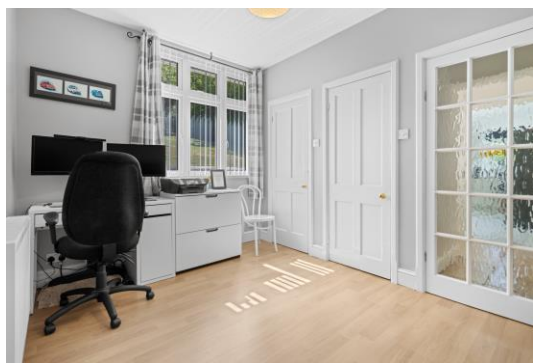
Speaking of reception rooms, there are three in total. The living room features a fireplace and offers stunning views via a remarkable bay window, in addition to its dual aspect orientation. The second reception room, an impressive dining room, offers a pleasant garden view and access to the garden space. The third is ideally suited to a quiet and comfortable home office, perfectly tucked away at the rear– the perfect backdrop for work or study.

The well-lit kitchen is a joy to navigate, basking in natural southerly light and views to the side of the property. This splendid property also offers two bathrooms. The first, located upstairs, equips with both a bath and shower cubicle. The second situates on the ground floor, as an en-suite to one of the spacious double bedrooms.

An imposing front hall leads you into this home of character and charm. The residence comes with two garages (one open) and parking spaces in front. Green thumbs will adore the gardens wrapping around three sides of the house, all part of an expansive plot spanning over 1/3 of an acre.

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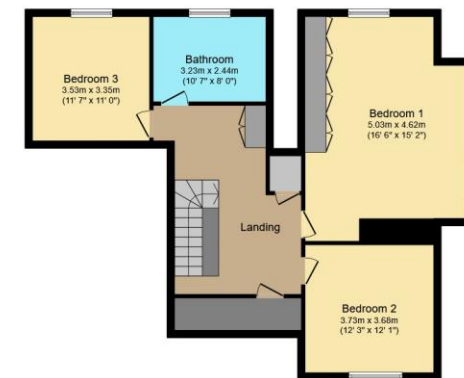
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Property Features...

- Four bedrooms
- Semi detached
- Potential flexible ground floor annexe
- Three reception rooms
- Stunning view over Cheltenham and beyond
- Access on the hill at the rear
- Expansive gardens – over 1/3 acre plot
- Two garages and parking
- Built in 1904
- Character and charm



Ground Floor
Floor area 98.1 sq.m. (1,056 sq.ft.)



First Floor
Floor area 81.7 sq.m. (880 sq.ft.)

Total floor area: 179.8 sq.m. (1,936 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

About this location...

The property's highly desirable location opens up a world of opportunities for outdoor activities. Walking and cycling routes are easily accessible. The house's gated access leads to the hill itself and thus to the golf course, making this house the perfect base for those who enjoy an active lifestyle. The situation of the house, tucked away near the top the highest point in the Cotswolds, affords inspiring, far-reaching views from all windows.

Presenting a unique opportunity for families, with flexible living quarters and plenty of outdoor space for children to run free, this property celebrates its ability to accommodate. The charm of the house, combined with its setting within the desirable location of Cleeve Hill, renders it a gem not to be missed for families seeking a tranquil and scenic sanctuary to call home.



A personal Estate Agency service, tailored to you.

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