



Kerrs Hill, Bushcombe Lane, Woodmancote, Cheltenham





A detached three bedroom house with breathtaking views situated on a plot of around 0.6 acres and with planning consent to extend.

---

## Distances

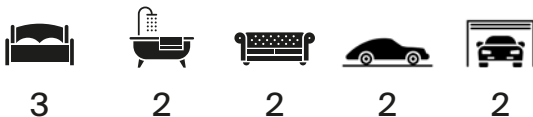
Prestbury Village 2.5 miles. Winchcombe 3.5 miles Cheltenham 4 miles. Moreton-In-Marsh 19 miles Oxford 43 miles. London 95 miles.  
(All distances are approximate).

## Description

Kerrs Hill is a detached family home situated on Bushcombe Lane on the slopes of Cleeve Hill within the Cotswolds Area of Outstanding Natural Beauty. The house sits in just over half an acre of gardens and has a detached double garage and recently constructed garden office/gym.

Inside the house at ground floor level there is a large sitting room with a westerly aspect taking in the far-reaching views. Double doors lead from the sitting room into the dining room. There is a fitted kitchen with breakfast bar and a separate recently refitted utility room. The ground floor also has the family bathroom.

At the first floor level, there are three bedrooms, with the principle bedroom as an ensuite shower room. The double detached garage has power and light, whilst the newly constructed timber garden building is partially divided to create a gym and office area.







## Outside

The extensive informal gardens have plenty of mature trees and areas of lawn and are dominated by the lovely views over Cheltenham and the Severn Vale towards the Malvern Hills. Planning permission was previously granted to extend the house at the ground and first-floor level. This has now lapsed, but details can be seen at the below link.

Copy this link into your browser for more information - <https://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?keyVal=OM4JGEQDMC100&activeTab=summary>

## Location

Set on the lower slopes of Cleeve Hill on the edge of Woodmancote village, Kerrs Hill is positioned along a quiet residential lane. The property benefits from being a walkable distance of good local amenities such as the village hall and playing fields that host the village cricket club, the village store, hairdressers, pub and a local primary school.

## Property Information

**Local Authority** Cheltenham Borough Council 01242 262626

**Council Tax Band** G

**EPC** E

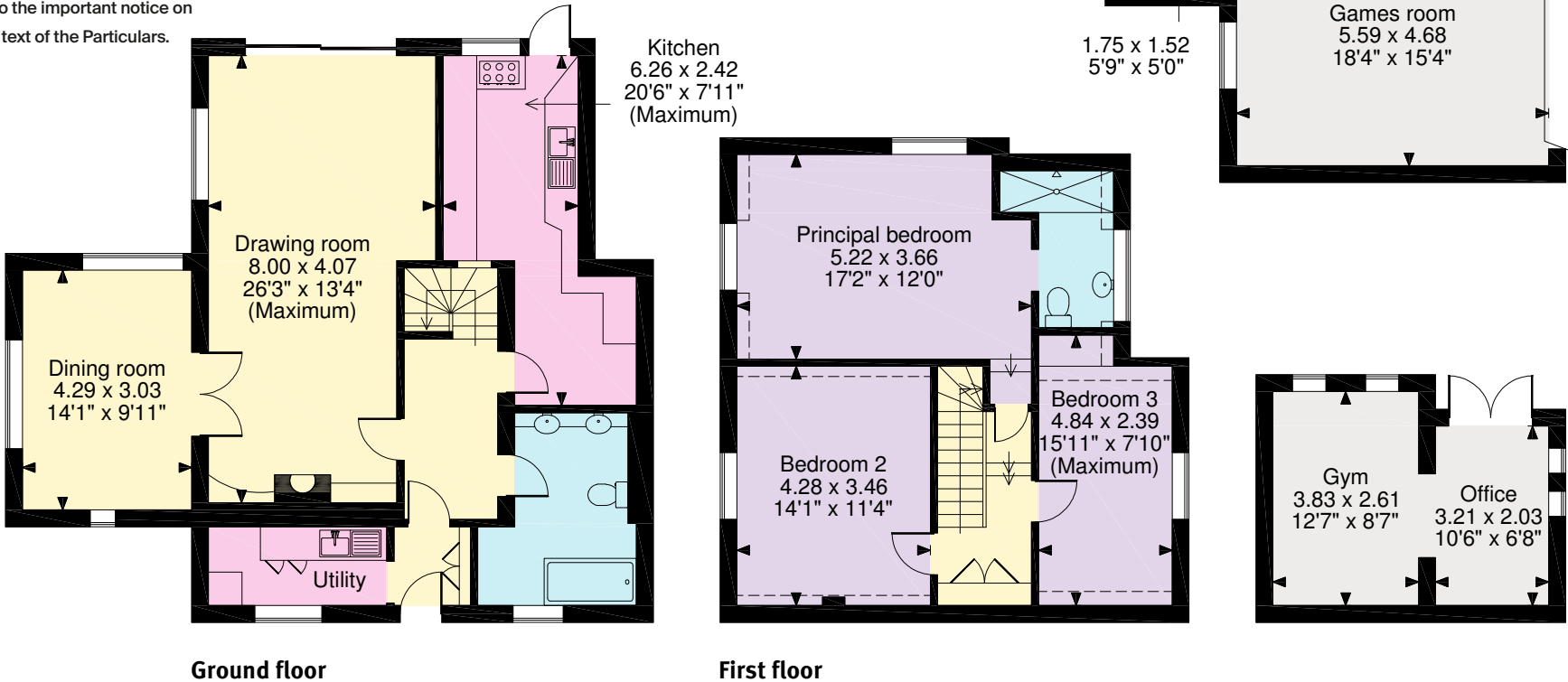
**Tenure** Freehold

**Approximate Gross Internal Floor Area**

**Main House: 138 sq.m / 1,488 sq.ft**

**Outbuildings: 47 sq.m / 503 sq.ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank Cheltenham**  
123 Promenade, Cheltenham  
Gloucestershire  
GL50 1NW  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more  
**Nick Chivers**  
01242 246 950  
[nick.chivers@knightfrank.com](mailto:nick.chivers@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2024. Photographs and videos dated October 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.