



WOODMANCOTE, CHELTENHAM

GL52



# EXCELSA, WOODMANCOTE

A beautifully presented four-bedroom detached home on the outskirts of Cheltenham, offering spacious modern living on a generous 0.2-acre plot—complete with a hot tub and stylish office.



Local Authority: Tewkesbury Borough Council

Council Tax band: F

Tenure: Freehold

Property area: 2,271 sq ft

Guide Price: £975,000

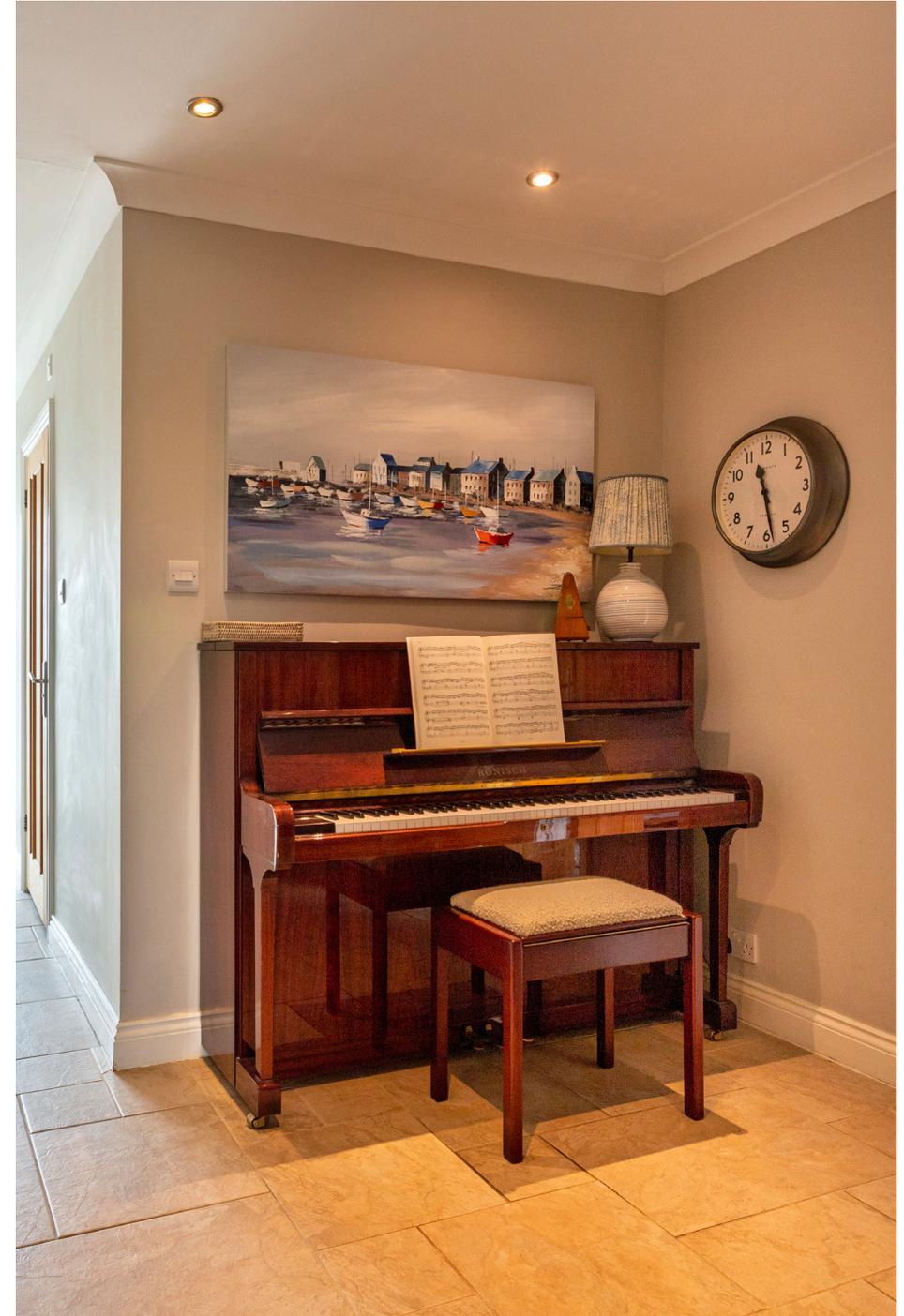


## INTERIOR

Set back from the road behind a large carriage-style driveway, the property has recently been updated with sleek render and rich cedar cladding, giving it a contemporary finish.

Inside, the wide entrance hall opens into a large open-plan kitchen and living area at the heart of the home, featuring a west-facing picture window and French doors that lead onto a fully enclosed, west-facing rear garden.

Two additional reception rooms, a utility room, and a shower room complete the ground floor accommodation. These include a snug/playroom and a well-appointed sitting room with a recently installed log burner and views towards Cleeve Hill. The property also benefits from underfloor heated tiled flooring throughout the ground floor.







## FIRST FLOOR

A double staircase leads to a generous landing and four double bedrooms upstairs. Two of the bedrooms are en-suite, while bedrooms three and four share a well-appointed family shower room. The principal suite boasts ample built-in wardrobes and a luxurious en-suite bathroom with a freestanding bath.

The terraced patio steps down to a well-maintained lawn and mature garden, with a path leading to a private garden office—a thoughtfully designed space clad in cedar, with bi-fold doors framing views up to Cleeve Hill.

This energy-efficient property holds an EPC rating of B and features electric PV panels, solar hot water, and an electric vehicle charging point. It also includes a single garage and secure access to the garden from both sides of the house.

Services: All mains services are connected. Photovoltaic Panels. Solar hot water. Electric car charging point.



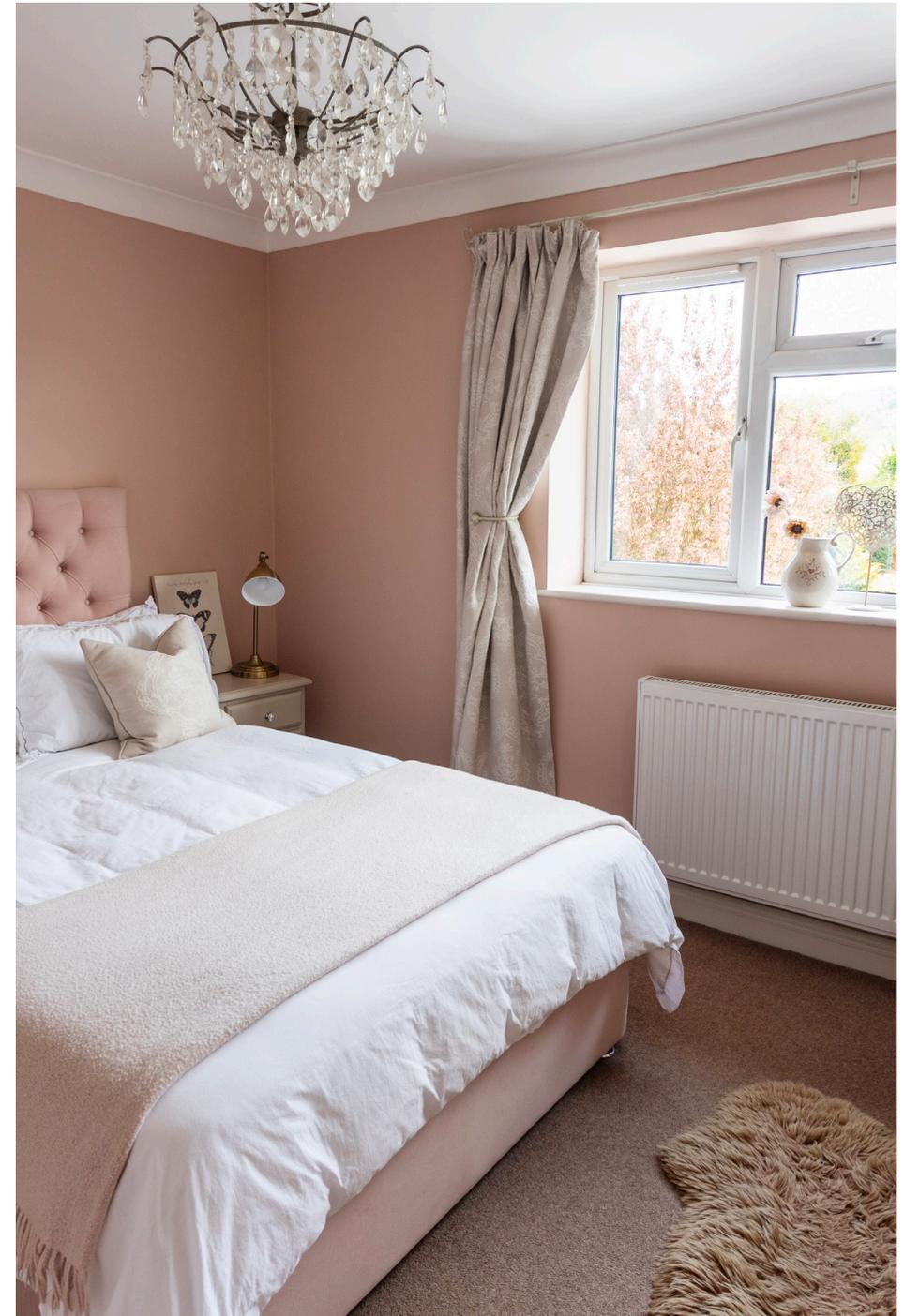
## LOCATION DESCRIPTION

Set at the foot of Cleeve Hill with views to the escarpment, Excelsa sits well back from the road with a carriage driveway in front providing lots of parking.

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. The adjoining settlement of Bishops Cleeve hosts a comprehensive range of amenities such as supermarkets and high street stores.

To the south, the nearby Regency town of Cheltenham is best known for its quality of lifestyle, schooling, recreational activities and amenities all of this set against the stunning back drop of period architecture and its beautiful scenery being positioned just on the edge of the Cotswold Hills.

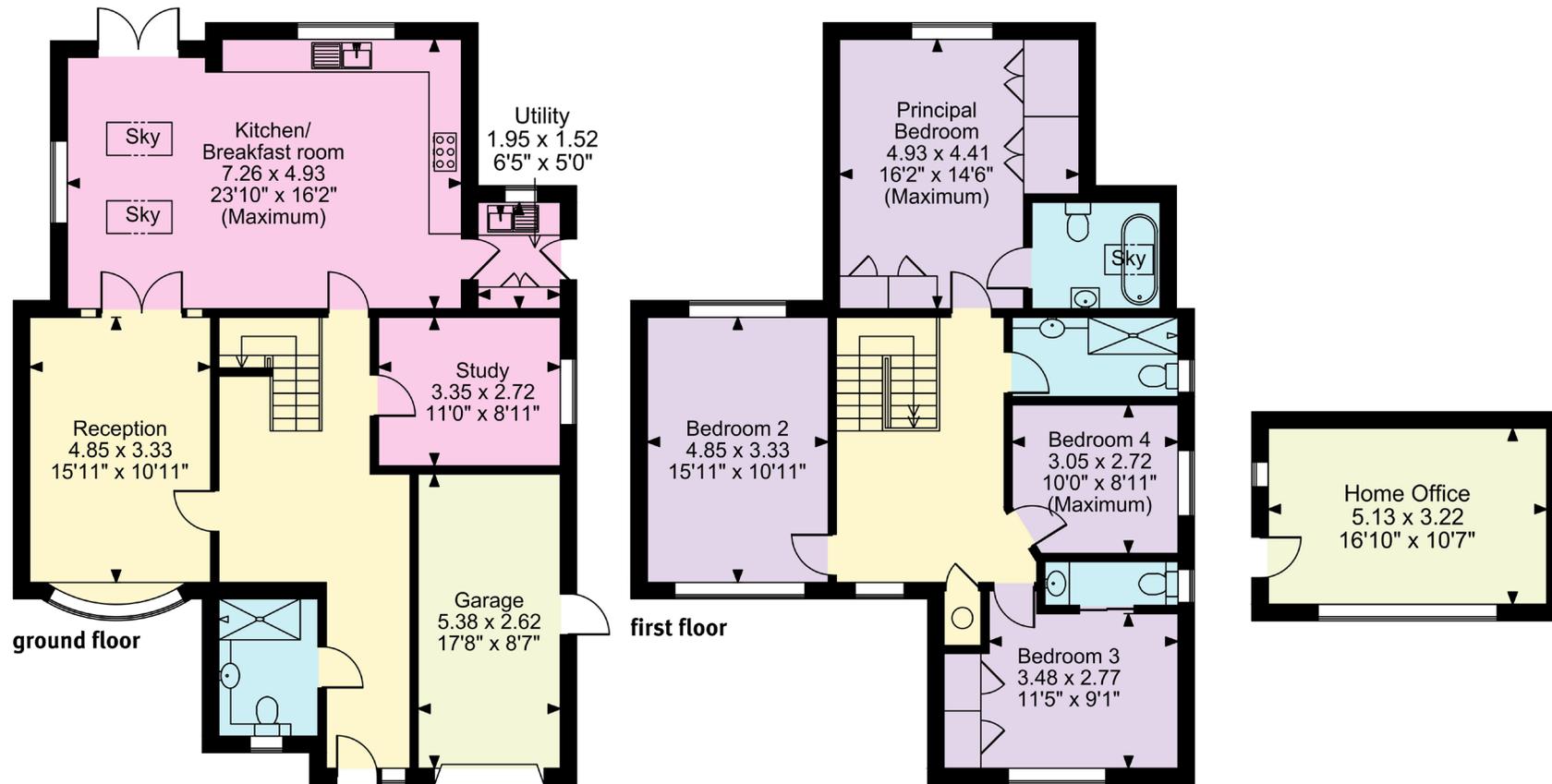
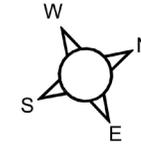
Prestbury Village 2 miles • Winchcombe 4.5 miles  
Cheltenham 4 miles • Moreton-In-Marsh 19 miles  
Oxford 43 miles • London 95 miles  
(All distances are approximate).







**Excelsa, New Road, Woodmancote, Cheltenham**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
**Main House (Includes Garage) = 194sq.m (2,086sq.ft)**  
**Home Office= 17sq.m (178sq.ft)**  
**Total = 211sq.m (2,264sq.ft)**



Approximate Gross Internal Area = 194 sq m / 2,086 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

Tom Banwell  
+44 1242 246951  
tom.banwell@knightfrank.com  
  
Knight Frank West Gloucestershire  
123 Promenade, Cheltenham  
GL50 1NW

[knightfrank.co.uk](https://knightfrank.co.uk)

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