



GREENLANDS

Gretton, Cheltenham, GL54 5EY



A RECENTLY BUILT SUBSTANTIAL FAMILY HOME

Located on the edge of the village enjoying views over the adjoining countryside and the local steam railway line, Greenlands is imposing standalone family home set in nearly two thirds of an acre.



5



4



3

EPC

tbc

Local Authority: Tewkesbury Borough Council

Council Tax band: E

Tenure: Freehold

Guide Price: £1,500,000



LIVING

Built in 2016, the house offers open-plan, well-proportioned living spaces with high-quality features including a large inglenook fireplace, oak beams, flagstone floors and Cotswold stone details.

Extending to 3,805 sq ft over three floors, it comprises a large open-plan kitchen/living room, dining hall, study, drawing room, utility/boot room and two cloakrooms. The kitchen is functional but temporary, allowing the purchaser to install their own choice. Adjacent to the house, the annex provides self-contained 1-2 bedroom accommodation, a large garage, workshop and garden store. It is heated independently by electric heaters, with LPG gas for cooking.

Services include mains water, electricity, sewage and oil-fired central heating, with ducting in place for fibre broadband.







BEDROOMS & BATHROOMS

On the first floor, arranged around a large spacious landing, there are three en-suite bedrooms, a fourth double bedroom and the family bathroom. On the second floor there is a further eaves bedroom and an easily accessible store room. The bathrooms are functional but ready for upgrading, offering the purchaser the freedom to design and install to their own specification.







OUTSIDE & LOCATION

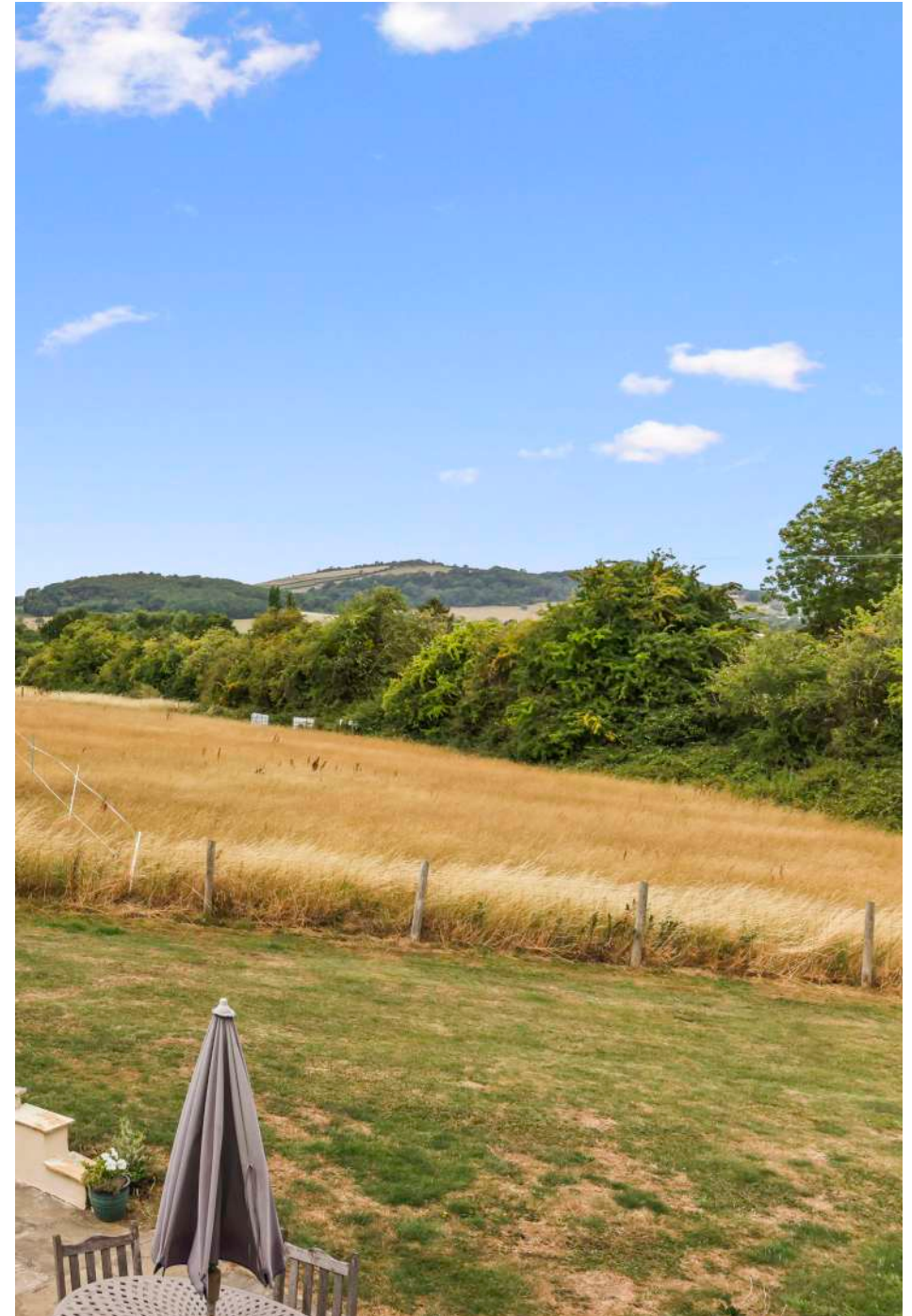
Surrounded by lawns on two sides and parking on the other, the house sits towards the rear of the plot and benefits from superb views. The rear terrace and entertaining area is very private and facing south west it offers spectacular sunsets.

Agents' note: There is a right of access for the neighbour to use the first half of the driveway if required however it is rarely exercised.

Location description:

Set in an Area of Outstanding Natural Beauty, on the edge of the Cotswolds, the village of Gretton is just nine miles north of the fashionable Regency Spa town of Cheltenham. The pretty market town of Winchcombe is about a mile away and has a range of shops, a supermarket, pubs and restaurants and good secondary school.

Gretton village has an active community that centres on the excellent primary school, church, village hall, children's play area and the well patronised public house, the Royal Oak. Cheltenham can be reached in less than 30 minutes by car and there is a regular bus service. Tewkesbury and the M5 are less than 9 miles to the west.





GREENLANDS, GRETTON, GL54

Approx. gross internal area 3611 Sq Ft. / 335.5 Sq M.

Approx. gross internal area 3805 Sq Ft. / 353.5 Sq M. Inc. Restricted Height

Approx. gross internal area 5256 Sq Ft. / 488.3 Sq M. Inc. Annexe



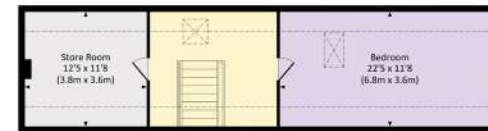
FIRST FLOOR



GROUND FLOOR



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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)



Tom Banwell

01242 246959

tom.banwell@knightfrank.com

Knight Frank Cheltenham

123 Promenade

GL50 1NW

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

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 July 2025. Photographs and videos dated July 2025. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

