



ROCKAWAY RIDGE

Cleeve Hill, Cheltenham, GL52 3QD



LOCATED HIGH ON THE HILL, A CONTEMPORARY FAMILY
HOME WITH GARAGING, EXPANSIVE TERRACES AND
STUNNING DISTANT VIEWS.



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EPC

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Local Authority: Tewksbury Borough Council

Council Tax band: H

Tenure: Freehold

Guide Price: £2,350,000



LOCATION

A striking and substantial contemporary residence set in a secluded location on the upper slopes of Cleeve Hill, within an Area of Outstanding Natural Beauty. The property extends to 4,758 square feet over three floors that enjoy far-reaching panoramic views across Gloucestershire, Cheltenham, the Brecon Beacons, and the Malvern Hills.

The property includes an impressive double-height entrance atrium, a reception hall and a cloakroom. Spread all the way across the front of the house, there is an open-plan living space that includes a Roundhouse kitchen as well as three versatile reception areas that all open onto a huge west facing terrace. The ground floor also features a guest suite with a separate sitting room (or a study) and a private terrace.







LIVING SPACE

Downstairs, there is a cinema room as well as a very generous games room/gymnasium with bi-folding doors onto another west facing garden terrace. The gymnasium is accompanied by a changing room and shower room. Additional amenities on this level include a utility room and plant room.

On the first floor, the principal bedroom suite includes a dressing room, en-suite bathroom, and a south-west facing terrace. Four of the five bedroom suites, including the principal, feature balconies or terraces. A discreetly housed media and network rack on the first-floor landing distributes TV, media, and network connections throughout the house, including CCTV. All equipment is neatly contained within the rack, leaving no visible cables or boxes in the rooms.



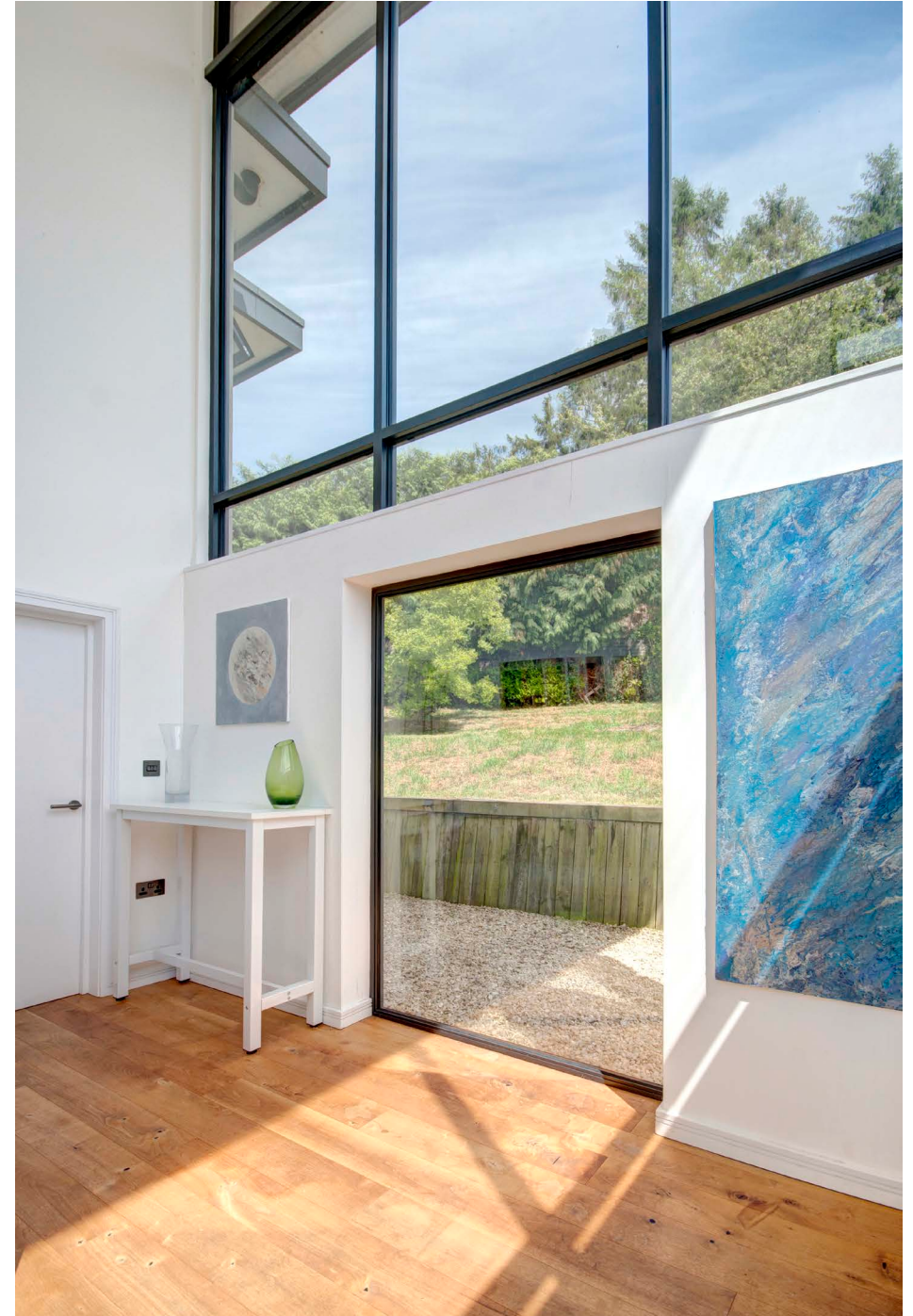
The main living area is designed to maximise natural light and views, with bi-folding doors opening onto expansive terraces. The lower ground floor offers flexible space suitable for family use or conversion into a self-contained apartment. All bathrooms are fitted with high-quality Duravit fixtures, and the interior detailing includes walnut, chrome, and glass finishes. The property is fully wired for outdoor audio speakers, and the front of the house features halogen spotlights and entertainment lighting, enhancing the exterior ambiance.





GROUNDS

Constructed with a focus on energy efficiency and modern living, the property features a passive air management system, a thermal store for hot water, solar roof tiles (not currently in use), a heat recovery system (MVHR), and grey water recycling. All lighting is LED and there is underfloor heating throughout. Rockaway Ridge stands on a plot that extends to around 0.6 of an acre. The gently sloping site is approached through solid double electrically operated gates, with video entry system, that open to a wide driveway that leads to the double detached garage with room over that once again commands the most stunning views and would make an ideal office or artist's studio. The property is fully gated and secure, with high fencing and CCTV operation around the entire perimeter. The orientation of the grounds is almost due east-west and as such, the front lawns and orchard enjoy the afternoon and evening sun. The gardens are arranged to three sides and provide a relaxed setting for the clean lines of the house, bordered by a mature treelined boundary that creates great privacy but with an aspect that enables one to still enjoy the epic view.



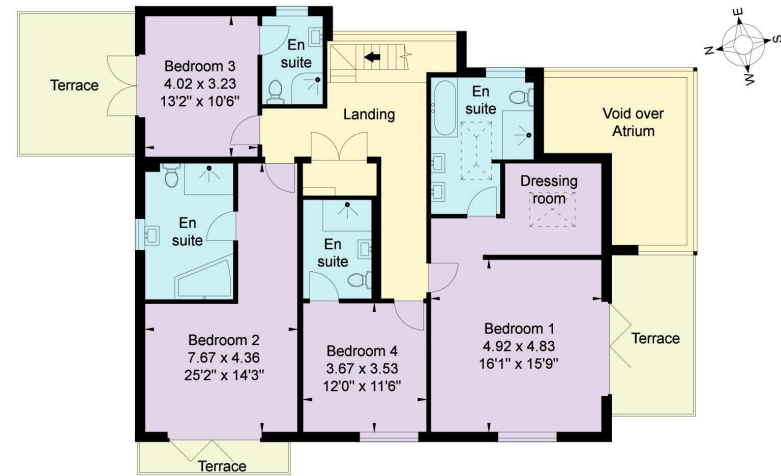
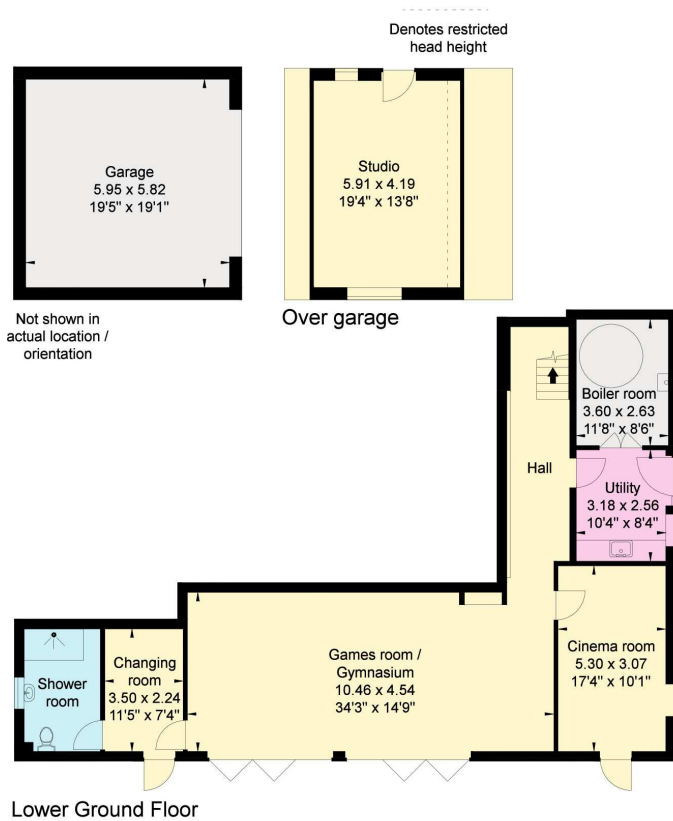


Approximate Gross Internal Floor Area:

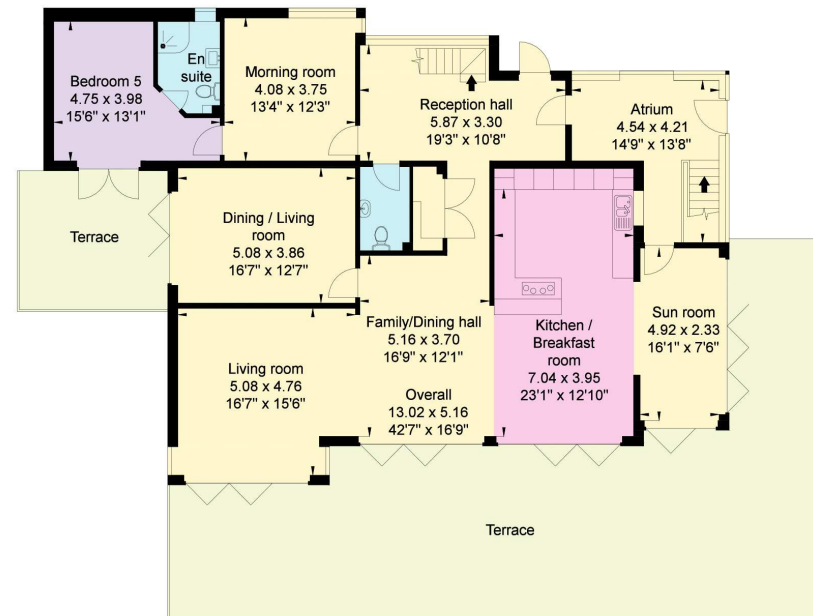
House: 422 sq m / 4,758 sq ft

Garage/Studio: 60 sq m / 646 sq ft

Total: 502 sq m / 5,404 sq ft



First Floor



Ground 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)



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