



Grafton House  
Coopers Hill | Gloucester | Gloucestershire | GL3 4SB

FINE & COUNTRY

# GRAFTON HOUSE

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*Situated at the edge of the Coopers Hill woodland, this four bedroom modern detached family home offers an enchanting elevated position, affording breathtaking panoramic views of the Cotswold escarpment.*

# KEY FEATURES

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- Detached family home nestled in a charming elevated position
- Breathtaking views across the Cotswold escarpment
- Spacious accommodation with a living room spanning approximately 37 feet
- Kitchen/dining area with double doors leading to the garden
- Four double bedrooms, the primary with an en-suite
- Family bathroom
- Beautifully manicured gardens with wildlife pond
- Occupies a generous plot, measuring approximately one-third of an acre







# STEP INSIDE

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Located within an Area of Outstanding Natural Beauty, this substantial four-bedroom detached home with inverted living accommodation makes use of the impressive, far-reaching views. Gracing a generous plot which extends to approximately one-third of an acre, this property sits in a tranquil position just a short walk from the Cotswold Way.

The well-maintained interior comprises an inviting entrance hall with a staircase leading to the first floor which opens out onto an impressive living room. The living room spans approximately 37 feet, enhanced with a feature fireplace and vaulted ceiling, all commanding truly magnificent views. An adjacent modern kitchen/breakfast room, linked by a gracefully ascending staircase to a dining area, with double doors leading to the private south-facing garden.

Four double bedrooms are situated on the ground floor, including the primary bedroom benefitting from an en-suite bathroom with a sunken bath and double doors leading to a terrace, which extends to the garden beyond. Completing this level is a family bathroom, featuring both a bathtub and a separate shower cubicle, cloakroom and storage cupboard.



























# STEP OUTSIDE

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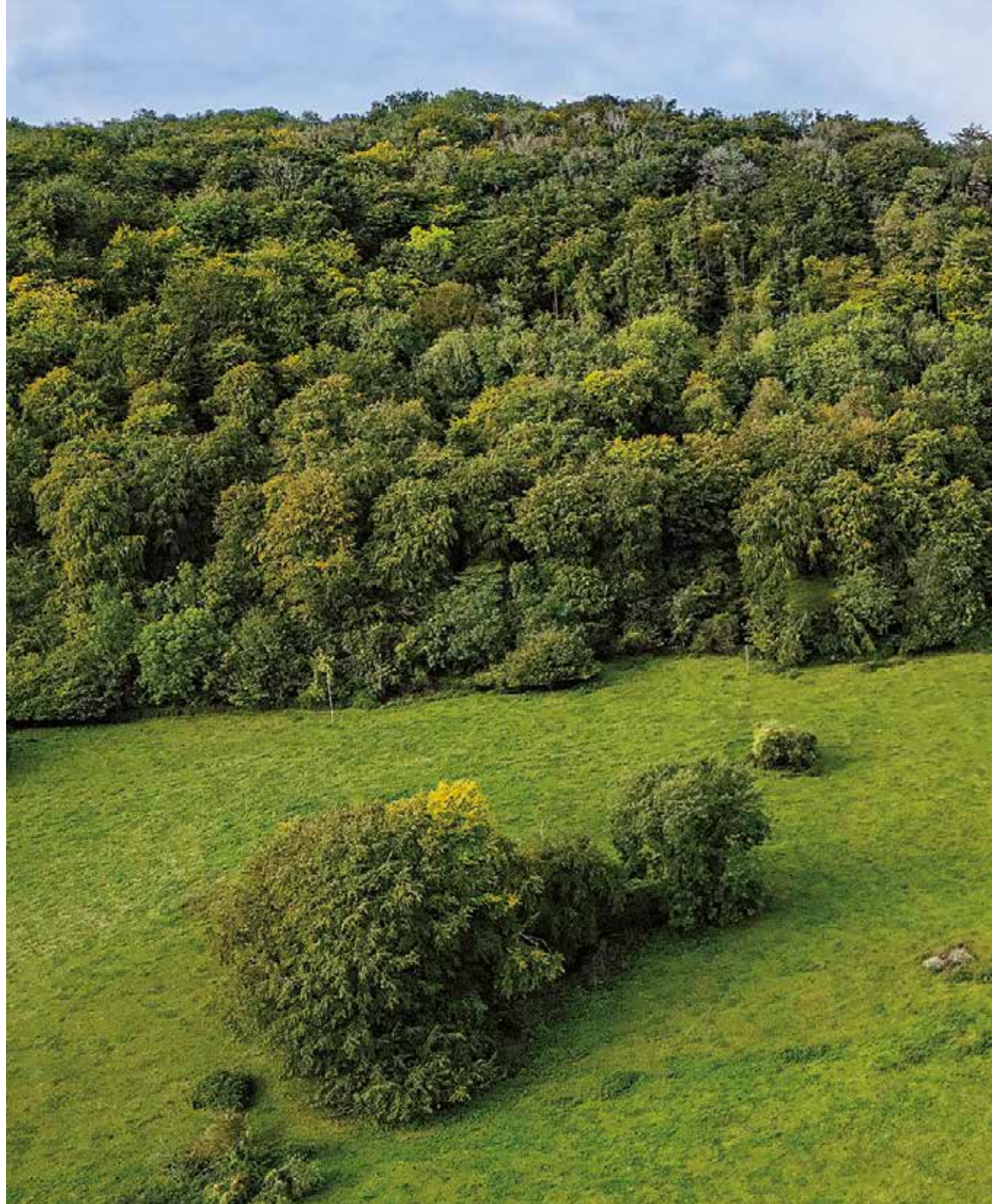
Within the expanse of the property's grounds stands a spacious detached double garage, complete with a study/hobbies room above. The garden is divided into two sections, one section with a wild garden and the other landscaped with a feature wildlife pond, both offering captivating views. There is a gated driveway with parking for multiple cars.



# LOCATION

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Nestled within the heart of the breathtaking Gloucestershire countryside, Coopers Hill stands as a testament to the timeless beauty of rural England. Located at the end of a single-track road on the edge of the Cooper Hill woodland, Grafton House is within a short drive to both Cheltenham and Gloucester centres which benefits from an array of amenities. The main motorway network is within a few miles which offers links to the A417, M5 and London.





# KEY INFORMATION

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## Services, Utilities & Property Information

Utilities – Mains electricity and water. Oil fired central heating and a sewage treatment plant. Enhanced insulation with double glazing throughout.

Tenure - Freehold

Property Type – Detached house

Construction Type – Block and stone under a Cotswold tile roof

Council Tax – Tewkesbury Borough Council

Council Tax Band F

Parking – Driveway parking for 3/4 cars

Mobile phone coverage – 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection – Ultrafast Fibre Broadband connection available- we advise you to check with your provider.

Special Note – The property has suffered issues with subsidence due to unsatisfactory drainage. This fault has been rectified via an insurance claim and is being monitored. The owners have confirmed that there is a transfer of benefits of the existing Insurance policy. For further details please speak with the agent.

Directions – what3words - rabble.excuse.parsnip

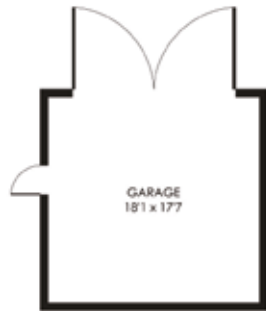
## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Cheltenham, Gloucester & Tewkesbury on 01242 650974.

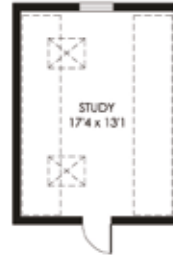
## Website

For more information visit <https://www.fineandcountry.co.uk/cheltenham-gloucester-and-tewkesbury-estate-agents>

COOPERS  
HILL



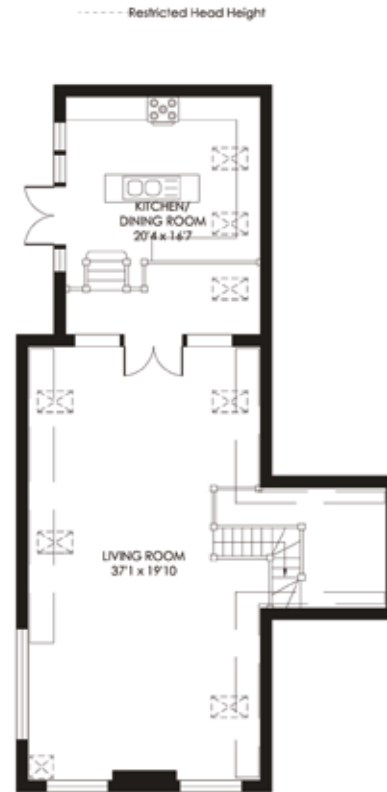
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA	
MAIN HOUSE	: 2008 SQ FT
GARAGE	: 547 SQ FT
TOTAL AREA	: 2555 SQ FT



Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 04.10.2023





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



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## ABIGAIL SUTCLIFFE

PARTNER AGENT

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I am a Partner Agent for Fine & Country covering the Cotswolds, Cheltenham and surrounding Gloucestershire areas. I have worked within the property industry since 2010, both in sales and lettings, which has given me a wide range of knowledge and experience. I have a hands-on approach with extensive expertise in the local area and have successfully navigated every stage of the selling and buying process to enable the best possible outcome for my clients.

Property is a real passion for me and in my home life my husband and I have successfully renovated four properties. My friends and family mean the world to me and when I'm not working I spend as much time with them as I can, exploring the local area.'

### Testimonials:

'Abi was instrumental in the sale of my property in Cheltenham town centre. It had been on the market for some time with another agent with limited interest from their prospective buyers. I changed agents to go with Abi based on a recommendation and couldn't have been happier with the service. There were potential buyers lined up and all conversations had with the interested parties were incredibly well communicated. Even when there were some hiccups along the way with conveyancing and lease details, Abi helped make the process go smoothly with her handling of the sale. Many thanks!'

'Abigail, was very professional and informative, always keeping me in the loop of progress. They were very accommodating as I wanted to visit the property numerous times. A truly professional service. Fantastic. Well done all!'

THE FINE & COUNTRY  
FOUNDATION

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