



I COCKBURY COURT  
Cleeve Hill | Cheltenham | Gloucestershire | GL54 5AD

HUGHES **HS** SEALEY



# Welcome to... | COCKBURY COURT

Welcome to Number 1, Cockbury Court, a stunning two-bedroom detached home located in this super setting, enjoying views to both the front and rear elevations across Cleeve Hill. Beautifully presented and ready to move into and enjoy, the property enjoys a wealth of accommodation across the two floors and further benefits from private front and rear gardens and driveway parking for two cars.

Accessed along a tree-lined driveway, internally the property enjoys a central entrance hall, a modern fitted kitchen that enjoys a wealth of units which sit alongside a host of integrated appliances and a living room that features a log burning stove that is inset to the chimney breast.

Running across the back of the home and linked to both the living room and kitchen is the garden room, a lovely room which enjoys plenty of natural light and enjoys a super view over the rear garden.

To the left-hand side of the room, a door leads through to a cloakroom whilst at the other side, French doors lead onto the rear terrace.

To the upstairs, there are two double bedrooms and a family shower room. Both bedrooms enjoy fitted wardrobes/storage with the main bedroom having front and rear views across the fields beyond whilst the second bedroom enjoys views to the front over the Hill.

















# Explore outside... | COCKBURY COURT

Externally, the home enjoys driveway parking for two cars whilst to the front elevation is a private, low maintenance garden which is enclosed by fencing and hedging. To the rear is a lovely, private garden that enjoys a large terrace, summerhouse and a selection of fruit trees to the head of the garden, which is enclosed by panel and post and rail fencing.

## AGENTS NOTE

1. Services – The home offers mains water, gas and electricity and private drainage. The septic tank is shared between 1, 2 and 3 Cockbury Court. The property also benefits from Gigaclear super fast broadband.
2. A management company covers the shared cost of maintaining the driveway/common areas (trees, lawns and insurance). Number 1, Cockbury Court pays £600 per year into the management company.
3. Historically, the property has had planning permission granted (now expired), for a side extension which would provide the home with a garage and a third bedroom.

## LOCATION

Cockbury Court is discreetly positioned in a quiet and elevated enclave at the top of Cleeve Hill before the valley drops into Winchcombe. As such, it enjoys some of the very best views and panoramic views over the valley. An Area of Outstanding Natural Beauty, well known for its beautiful walking and riding countryside, Cleeve Hill has become an extremely sought after place to live over recent years. It is recognised for being the highest point of the Cotswold hill range and for the beautiful high calibre homes that line each side of the hill in addition to the popular golf club.

Within a short drive is the vibrant town of Winchcombe which offers excellent day-to-day shopping, a butcher,

dentist, doctors and a lively café and restaurant culture. The village of Woodmancote, a popular community with an excellent local school, a pub, village hall and shop is within a comfortable walk. Cheltenham is the main shopping centre and is within an easy six miles.

As well as superb educational and leisure facilities, the town is well-known for the many literary and music festivals that it holds as well as the cricket and National Hunt festivals. There is easy access to the M5 and the M4 via the A417/419, with a train service to London Paddington from Cheltenham Spa station.

- A super two double bedroom detached home, set in a fabulous setting
- Offering stunning, elevated views to both the front and rear elevation
- Driveway parking plus mature and private gardens to both front and rear
- Internally the home enjoys a central entrance hall, cloakroom and living room
- Living room with log burning stove and French doors leading to garden room
- Garden room runs across the rear of the property and gives access to the kitchen and cloakroom
- Modern fitted kitchen enjoying wealth of units, which sit alongside a host of integrated appliances
- Two double bedrooms, both benefitting from fitted wardrobes/storage
- Family shower room completes the accommodation
- A property that comes with a high recommendation to view

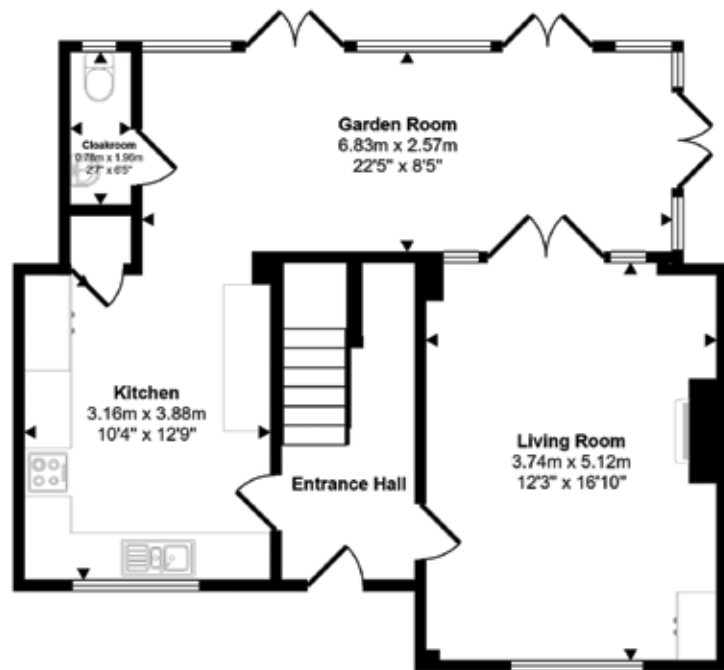
## DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL54 5AD. Upon arrival, the entrance to the property can be identified by our For Sale sign.



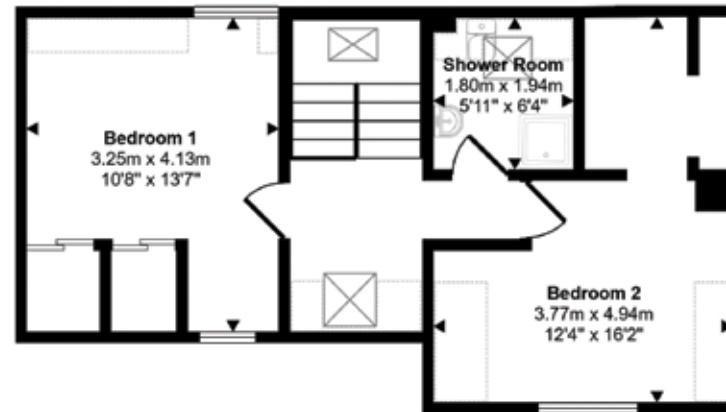


Approx Gross Internal Area  
116 sq m / 1244 sq ft

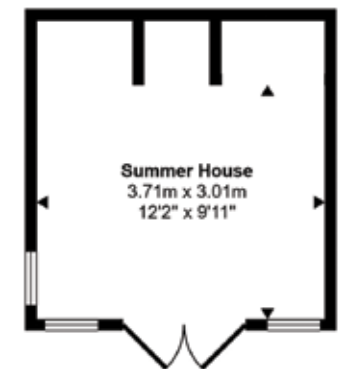


Ground Floor  
Approx 61 sq m / 656 sq ft

Denotes head height below 1.5m



First Floor  
Approx 40 sq m / 434 sq ft



Outbuilding  
Approx 14 sq m / 154 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899  
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