



Cleeve Hill, Cheltenham, GL52 3PR

Guide Price £1,000,000







Cleeve Hill

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- Mature Four Bedroom Home Nestled On Cleeve Hill
- Three Reception Rooms Including A Dedicated Home Office
- Lower Ground Floor Bedroom Suite Ideal For Guests Or Multi-Generational Living
- Elevated Position With Outstanding Far-Reaching Countryside Views
- Beautifully Landscaped Gardens Situated On A Generous Plot
- Two Garages And Extensive Gravelled Driveway Parking



Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D













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A truly exceptional detached home set within beautifully landscaped grounds, enjoying an elevated position with breathtaking far-reaching views across the surrounding countryside. This unique property offers generous and versatile accommodation, perfectly balanced with outstanding outdoor space, creating a wonderful lifestyle opportunity in a highly desirable setting.

The property benefits from two separate entrances, one at the lower ground level providing direct access to the garaging and driveway, and a second main entrance into the principal living accommodation, offering flexibility and convenience for a variety of lifestyles.

Entrance Hall: The lower entrance sets the tone for the rest of the home, providing access to the principal living areas and offering a light, airy first impression.

Kitchen / Breakfast Room: A beautifully designed and well-appointed kitchen, fitted with a comprehensive range of units and extensive work surfaces. The central island creates both a practical workspace and a natural social hub, while integrated appliances and generous storage enhance functionality. A standout feature is the breakfast bar positioned beneath a wide window, perfectly framing the stunning outlook and creating an ideal spot for informal dining or morning coffee.

Dining Room: Positioned adjacent to the kitchen, the dining room with patio doors opening onto the decking area, offers a bright and inviting space for formal dining and entertaining, with a seamless flow through to the living areas.

Study / Office: This bright and well-proportioned room benefits from dual-aspect windows, allowing for an abundance of natural light throughout the day. Currently arranged as a home office, it provides an ideal space for remote working, a reading room, or even a snug. The fitted bookcases and pleasant outlook further enhance both its practicality and appeal.

Sitting Room: A superb principal reception room, flooded with natural light and designed to fully appreciate the exceptional views. Sliding doors open directly onto the balcony, effortlessly connecting indoor and outdoor living. The room offers ample space for both relaxation and entertaining, all centred around the impressive outlook.

Balcony / Terrace: Spanning the front of the property, the elevated balcony provides a spectacular vantage point over the gardens and beyond. This is a true highlight of the home, ideal for al fresco dining, entertaining, or simply enjoying the ever-changing landscape.

Bedroom One Suite: A generous and beautifully arranged principal bedroom suite, featuring direct access to the balcony and those same far-reaching views. The room benefits from two dressing rooms, and a stylish, contemporary ensuite shower room, finished with high-quality fittings and a luxurious feel.

Family Bathroom: A well-presented family bathroom fitted with a suite including a bath with shower over, wash basin, and WC, complemented by natural light from a window.

Bedrooms Three & Four: Located on the upper level, these bedrooms are both well-proportioned and offer flexibility for family living, guest accommodation, or home working, each enjoying a stunning outlook.

Bedroom Two Suite (Lower Ground Floor): Positioned on the lower ground level, this generous bedroom benefits from its own en-suite, creating an ideal guest suite, private accommodation for older children, or potential for multi-generational living. Its location, combined with the separate lower ground floor entrance, enhances the versatility of the home.

Ground Floor Cloakroom: Conveniently located and fitted with a WC and wash basin.

Lower Ground Level / Garaging: The property benefits from two garages, providing excellent storage and secure parking, with additional versatility for workshop space if required. The lower ground floor entrance offers practical day-to-day access, or independent living arrangements.

Outside: The grounds are a true standout feature, thoughtfully landscaped to create a series of attractive areas including a large lawn, mature planting, and a winding gravel pathway that adds both charm and structure. A generous elevated patio area provides further space for outdoor dining and entertaining, while the decking connects seamlessly with the main living accommodation above. The gardens offer a high degree of privacy and are perfectly positioned to enjoy the stunning views to the Malvern Hills beyond.

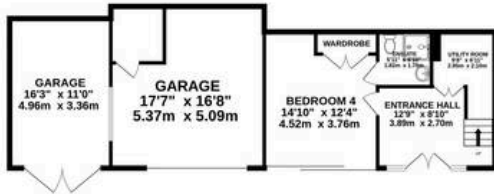
Parking: A large gravelled driveway provides ample off-road parking for multiple vehicles in addition to the double garaging.

Location: Situated in an elevated and highly sought-after position on Cleeve Hill, Fairlawns House enjoys a wonderful balance of privacy and accessibility. Surrounded by open countryside and positioned on the edge of Cotswolds, the area is renowned for its far-reaching views and exceptional walking routes, including those across Cleeve Hill Common. Despite its peaceful setting, the property remains within easy reach of Cheltenham Town Centre, offering a wide range of shopping, dining and leisure facilities, along with well-regarded schools and excellent transport links, making it ideal for those seeking both lifestyle and practicality.

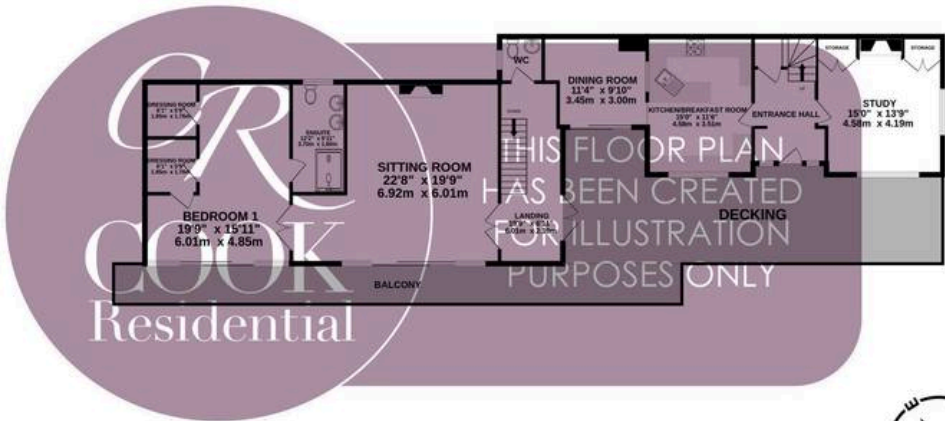
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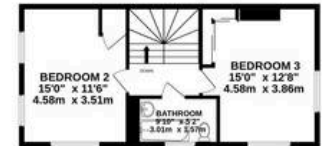
LOWER GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



GROUND FLOOR
1477 sq.ft. (137.2 sq.m.) approx.



FIRST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



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THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATION
PURPOSES ONLY

TOTAL FLOOR AREA : 2792 sq.ft. (259.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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