



BRECON HOUSE, CHARLTON HILL, CHELTENHAM

GL53 9NE



A FABULOUS FAMILY HOME SET AT THE EDGE OF CHELTENHAM

A perfect blend of town and country living, the property includes a tennis court, various outbuildings, and a self-contained cottage, all set within approximately six acres.



Local Authority: Cheltenham Borough Council

Council Tax band: G

Tenure: Freehold

Guide Price - £2,450,000



LIVING

Brecon House offers an exceptional range of living spaces, combining open-plan family areas with quiet retreats and formal entertaining rooms. The oak-framed, double-height glazed entrance opens into a striking hallway atrium, setting the tone for the rest of the home. The kitchen/dining room is the heart of the house—flooded with natural light, it includes French doors opening onto a raised balcony with far-reaching views across the valley. It connects seamlessly with a bright garden room, complete with a large ceiling lantern, and a comfortable living room. A walk-in larder, a well-equipped utility room, and a spacious study complete the main ground floor layout. The reception rooms are designed for flexibility: the drawing room is ideal for entertaining, while the TV/games room and snug provide more informal spaces for family life.









BEDROOMS

The house provides extensive accommodation, with seven bedrooms spread across the ground and first floors. On the ground floor, two bedrooms offer flexible use, one of which is currently set up as a study and benefits from an en suite. Upstairs, the principal suite includes an en suite bathroom and dressing area, while the remaining bedrooms are generous in size and well-positioned for family or guests. A separate principal guest suite with its own en suite provides private, self-contained accommodation. An additional office space is also located on this floor. A separate, single-storey one-bedroom cottage near the main house offers further guest accommodation or potential rental income.







BATHROOMS

The property is well appointed with multiple bathrooms across both floors. The ground floor features a guest bathroom and an en suite serving the study-bedroom. Upstairs, the principal suite has its own en suite bathroom and dressing area, while the additional bedrooms are served by a combination of further en suites and shared bathrooms. The bathrooms are designed with comfort and functionality in mind, suited to both family living and entertaining guests.







OUTSIDE

Set in approximately six acres, the grounds at Brecon House offer a remarkable blend of formal and informal spaces. Landscaped gardens surround the house, featuring lawns, herbaceous borders, elegant hedging, and wide terraces. A central courtyard and several seating areas take full advantage of the setting and views. The property includes fenced paddocks, open fields, and an all-weather tennis court for year-round use. An oak-framed barn currently houses a home gym and four open carports, with potential for further development. Another nearby oak barn offers a large studio or office, also with scope for future accommodation. Additional amenities include ample driveway parking, a detached modern outbuilding for dry storage, and secure access via electric wrought iron gates at the entrance. The combination of privacy, space, and facilities makes this property a rare opportunity so close to Cheltenham.





Brecon House

Charlton Hill, Cheltenham



Gross Internal Area (Approx.)

Main House = 569 sq m / 6,125 sq ft

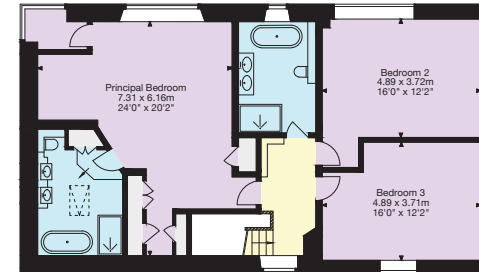
Boiler Room = 5.9 sq m / 64 sq ft (Excl. Void)

Total Area = 574.9 sq m / 6,189 sq ft

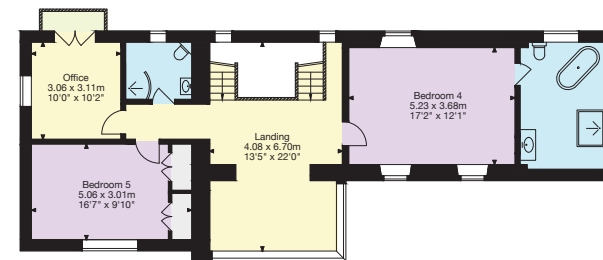


Lower Ground Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



First Floor



First Floor

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2025.

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