

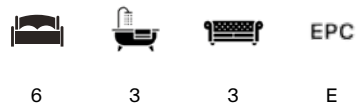


BRAMLEIGH HOUSE

Cleeve Hill, Cheltenham GL52 3QE



A WONDERFUL FAMILY HOME WITH GREAT VIEWS COMPLETE
WITH A VERSATILE COACH HOUSE ANNEXE, DOUBLE GARAGE
AND A HEATED SWIMMING POOL.



Local Authority: Tewkesbury Borough Council

Council Tax band: G

Tenure: Freehold

Services: All main services are connected

Winchcombe 3 miles, Cheltenham 5 miles, Stow-on-the-Wold 16 miles, Burford 25 miles, Oxford 43 miles, London 82 miles (All distances are approximate).

Guide Price: £1,350,000

SITUATION

Set high on the Cotswold escarpment within the Area of Outstanding Natural Beauty (AONB), the property enjoys views across the Severn Vale to the Malvern Hills as well as immediate access to Cleeve Common (over 1,000 acres and the highest point in the Cotswolds), the Cotswold Way and several well-known Cotswold towns. It is also within a short walk of Cleeve Hill Golf Club, The Rising Sun public house and restaurant and at the foot of the hill is Ellenborough Park hotel, restaurant and spa..

A short 3 mile drive to the north, tucked away in the folds of the Cotswold Hills, the thriving Anglo-Saxon market town of Winchcombe is well known for its warm toned Cotswold stone cottages, tea shops, good local amenities and traditional medieval architecture. To the south, the nearby Regency town of Cheltenham is best known for its quality of lifestyle, schooling, recreational activities and amenities all of this set against the stunning back drop of period architecture and its beautiful scenery being positioned just on the edge of the Cotswold Hills.







BRAMLEIGH HOUSE

Bramleigh House is a superb detached Victorian home set in an elevated and prominent position, overlooking a large south west-facing plot that enjoys stunning views across the Severn Vale and on into Wales. Set back from the road behind a well-established frontage and gates, the driveway sweeps up to the house, double garage and then up to the coach house.

A much loved family home, the property has been in same ownership since 1992 and is not historically listed. Built of Cotswold stone under a slate roof, the main house extends to approximately 2,541 square feet and enjoys stunning views from nearly every window. The accommodation is naturally very light, well-proportioned and already arranged over three floors there is still potential to extend to the rear if required. Arranged around a central reception hall, first and second floor landings, the house briefly comprises an open plan kitchen/breakfast room with a large butlers' pantry, a drawing room, formal dining room and two cloakrooms. On the first floor, there is a master bedroom with stunning views and an en suite shower room, three further double bedrooms and a family bathroom. Finally, on the second floor, there are another two bedrooms and a bathroom.

Extending to about two thirds of an acre, the grounds include pretty gardens, a double garage and plenty of parking, a small orchard and a heated swimming pool. There is convenient access to the rear of the plot onto a footpath that leads up onto Cleeve Common.







THE COACH HOUSE

Tucked away in the corner of the plot, a charming former coach house has been converted to create a wonderfully versatile annexe, work or hobby space. Extending to 722 square feet, there are two living rooms downstairs, a shower room and compact kitchenette with a large bedroom space on the first floor. There is space to park in front of the cottage too.







Approx. gross internal area 2541 Sq Ft. / 236.1 Sq M.
 Approx. gross internal area 3263 Sq Ft. / 303.1 Sq M. Inc. Coach House
 Approx. gross internal area 3620 Sq Ft. / 336.3 Sq M. Inc. Garage

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)



Tom Banwell

01242 246951

tom.banwell@knightfrank.com

Knight Frank West Gloucestershire

123 Promenade

Cheltenham, GL50 1NW

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated <Particularsdate>. Photographs and videos dated <Photodate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

