



LARK RISE, CLEEVE HILL

Cheltenham, GL52 3QQ



A RARE OPPORTUNITY ON THE SLOPES OF CLEEVE HILL

This spacious family home combines stunning views, a sizeable garden and exciting future potential.



Local Authority: Tewkesbury Borough Council

Council Tax band: G

Tenure: Freehold

Guide price: £975,000



DESIGNED FOR FAMILY LIFE

Situated in a desirable residential location on the slopes of Cleeve Hill, Lark Rise is coming to the market for the first time in over 50 years. This much-loved family home offers generously proportioned accommodation arranged over three floors and enjoys outstanding panoramic views across Cheltenham, the surrounding countryside and beyond.

The ground floor features a welcoming entrance hall with a cloakroom, leading to a bright and spacious open-plan sitting, dining and family room with wonderful views over the garden and surrounding landscape. There is also a separate study. The kitchen enjoys fabulous far-reaching views, whilst the utility room provides additional practical space and access to the double garage and workshop space.







VERSATILE SPACE THROUGHOUT

The first floor comprises four bedrooms, each enjoying stunning far-reaching views. A family bathroom serves the bedrooms and features a practical laundry chute that feeds directly into the utility room below.

The second floor features a substantial loft room enjoying the same spectacular panoramic views, together with two further rooms offering excellent potential for a variety of uses, subject to a purchaser's individual requirements.

To the front of the property, a private driveway provides ample parking for several vehicles, complemented by an attached double garage incorporating a useful workshop area and providing excellent storage space.



EXCEPTIONAL VIEWS, OUTSTANDING POTENTIAL

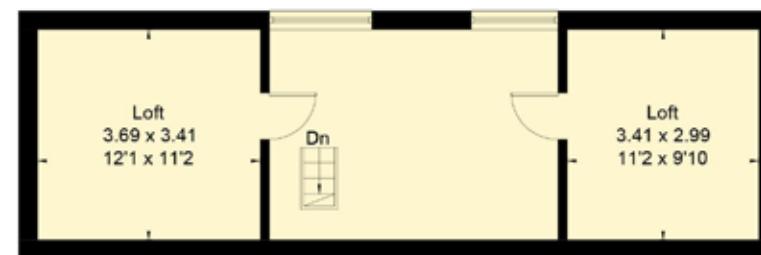
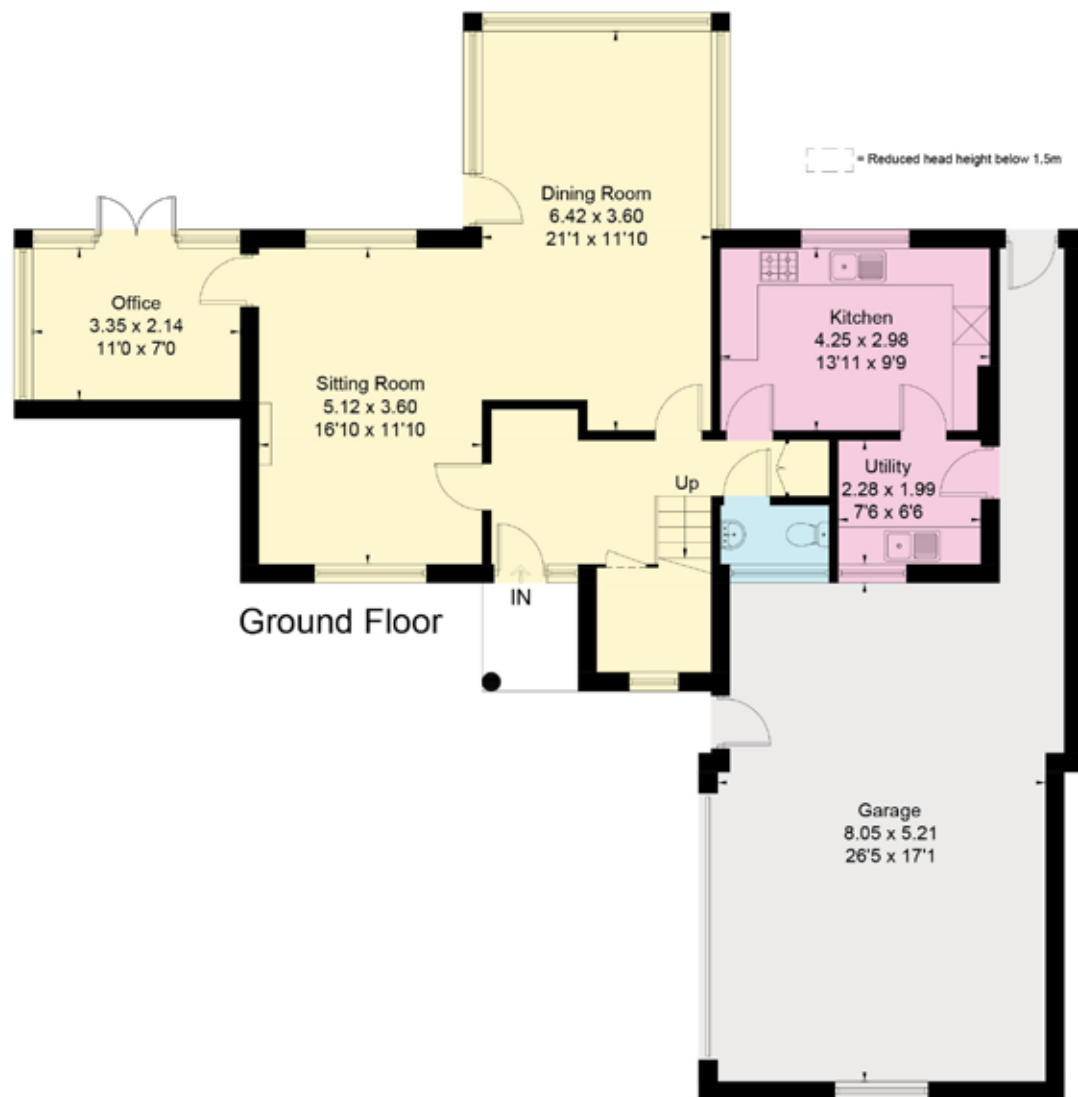
A particular feature of the property is the delightful rear garden, which is predominantly laid to lawn and bordered by mature trees, established hedging and shrub planting. The garden enjoys a private feel and benefits from an attractive terrace, providing an ideal space for outdoor dining and entertaining. Beyond the garden are exceptional far-reaching views across the surrounding landscape, creating a wonderful backdrop to the property.

In addition, the property benefits from an area of woodland included within the sale, enhancing the sense of privacy and providing a natural extension to the garden. Lark Rise offers tremendous scope for enhancement and modernisation, subject to the necessary consents, providing purchasers with the opportunity to adapt and extend the property to meet their individual needs and create a truly outstanding family home. Combined with its generous accommodation, woodland, sizeable garden, breath-taking views and highly sought-after location, this presents a rare and exciting opportunity.

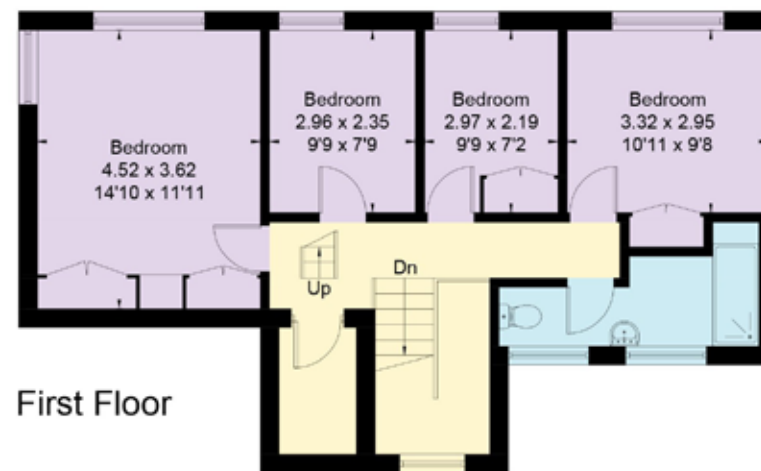








Second Floor



First Floor

Approximate Floor Area = 240 sq m / 2583 sq ft (Including 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)

We would be delighted
to tell you more.

Katy Reynolds

+44 1242 246 957

Katy.Reynolds@knightfrank.com

Knight Frank West Gloucestershire

123 Promenade

Cheltenham, GL50 1NW

Tom Banwell

+44 1242 246 951

Tom.Banwell@knightfrank.com

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 June 2026. Photographs and videos dated June 2026. 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.