



# HAMBROOK HOUSE

Leckhampton, Cheltenham GL51 4XT



# CRIPPETTS LANE, LECKHAMPTON, CHELTENHAM, GL51 4XT

Refurbished Cotswold retreat in a private wooded setting with annex,  
studio and outbuildings for conversion, set within 2.2 acres with  
golden hour views just minutes from Cheltenham.



Local Authority: Tewkesbury Borough Council

Council Tax Band: G

Tenure: Freehold

Cheltenham 3 miles, Tewkesbury 17 miles, M5 Junction 10 north and south 10 miles, Bristol 41 miles, Oxford 43 miles, London 111 miles. Distances approximate.

**Guide Price: 2,400,000**



Hambrook House offers a rare combination of elevated drama and absolute privacy. Situated on the leafy fringes of the Cotswold Area of Outstanding Natural Beauty, the property is cradled by a stunning wooded backdrop that transforms with the seasons, most notably in the spring when the private woodland floor is carpeted in a sea of vibrant bluebells.

The plot extends to approximately 2.2 acres of versatile grounds, entirely free from any public rights of way. Oriented to the south west, the gardens are perfectly positioned to capture golden hour, with the sun setting across the valley to create a spectacular nightly backdrop for entertaining on the sun terrace. For those seeking tranquillity, the level lawn is complemented by a serene pond, fed by a continuous natural spring.









The house has recently undergone a meticulous programme of refurbishment, resulting in a contemporary home extending to over 4141 square feet. The interior is defined by a sophisticated palette of Farrow and Ball tones, alongside significant infrastructure upgrades including underfloor heating throughout the lounge and bar.

Character features have been carefully preserved and enhanced, most notably the original solid oak period staircase which provides a striking focal point. Period style sash windows retain the classic aesthetic expected in this setting, while benefiting from modern materials to deliver excellent thermal performance and low maintenance.







Quality is immediately evident in the entrance hall, finished with ancient French beige porcelain tiles that flow seamlessly through the hallway and beneath glazed doors opening onto the rear patio, creating a strong connection between house and garden. Wall to wall bespoke fitted cabinetry conceals a discreet secret door providing access into the annexe.

At the heart of the home lies the bespoke hand painted kitchen, finished in Little Greene and designed to balance beauty with everyday practicality. Both the kitchen and lounge feature oak flooring laid in a classic herringbone pattern. For more formal occasions, the bespoke fitted bar provides a standout entertaining space, complete with a vaulted ceiling and elegant French Empire chandeliers that create an atmosphere of timeless luxury.



The accommodation is arranged across three thoughtfully designed floors, offering exceptional flexibility. Generous windows frame uninterrupted woodland views throughout. The sophisticated two bedroom annex is finished to the same high standard as the main house and provides an ideal solution for multigenerational living or visiting guests. Accessed via the concealed hallway cabinetry, it can function as an independent dwelling or an integrated extension of the main home.





Discreetly positioned away from the main house, the independent one bedroom studio represents a valuable additional asset. Fully plumbed and well equipped, it is ideal as a professional home office, gym or creative retreat.

The grounds are designed to support a wide range of lifestyles. Level lawns extend directly from the kitchen enabling effortless inside and out summer living. For those with equestrian or hobby interests, a selection of timber frame stables and a small paddock offer excellent potential for conversion, subject to the necessary consents. A triple garage and expansive driveway complete the setting.

Hambrook House is comprehensively equipped for contemporary living and home working, featuring Starlink internet connectivity for fast and reliable service, a recently installed waste treatment plant, and oil fired central heating. Mains water and electricity are also connected.







Outbuildings Approx. gross internal area 771 Sq Ft. / 71.6 Sq M.  
 Main House Approx. gross internal area 4141 Sq Ft. / 456.3 Sq M.  
 Total Approx. gross internal area 4912 Sq Ft. / 456.3 Sq M.

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)



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