



# Mountross

Cheltenham, Gloucestershire



# Set under the stunning wooded backdrop of Cleeve Hill, in mature gardens of 1.3 acres, a superb family home with views to the south towards Cheltenham Racecourse and beyond.

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



4-5



4



2-3

## Summary of accommodation

### Main House

**Ground floor:** Entrance hall | Dining room | Sitting room | Gym | Kitchen | Utility room | WC

**First floor:** Principal bedroom | En suite | 2 Further bedrooms | Family bathroom

**Second floor:** Bedroom | Bathroom | Dressing room

### Grounds and Gardens

Sauna | Double Garage | Approximately 1.29 acres



## Situation

(Distances and times are approximate)



A comprehensive range of amenities are available in Cheltenham and Gloucester with access to the Cotswold Hills being immediately on the doorstep.



Church of England primary school and a children's day nursery.



Road links via the M5 and A419 create excellent access to Oxford, Birmingham and Bristol.



Cheltenham Spa offers regular services to London Paddington.



Birmingham, Cardiff and Bristol (all approximately 1 hour away)



## Mountross

Originally built in 1936, the property was significantly and thoughtfully extended in 2012 to roughly double the original size whilst maintaining the character of the original. The house now blends the period features of the original part of the property such as fireplaces, leaded windows and parquet flooring with modern finishes and living spaces to the rear with great access to the garden terraces.

The house extends to around 3,163 square feet, over three floors. Arranged around a central reception hall, the accommodation briefly comprises 3 ground floor reception rooms, an open plan kitchen/family room, a shower room, and utility. There is underfloor heating in the shower room, utility and the kitchen family room.

Upstairs, on the first floor, there is a large bedroom with en-suite located towards the rear of the house accompanied by two further guest bedrooms and a luxury family bathroom.

Enjoying the best views towards the racecourse and the surrounding hillside escarpment, the principal bedroom takes up all of the second floor and includes a large en-suite and dressing room.

Screened by a mature hedge line, gated and set some way back from the road, Mountross enjoys a private position within its generous plot, surrounded by well-established landscaped gardens that include an orchard, a small but magical wooded area and various lawns dotted with beautiful landmark specimen pine trees.



## Outside

Around the house and specifically off the kitchen, large level terraces have been created to enable the gardens to interact seamlessly with the house.

There is plenty of space for outdoor dining and several seating areas from where to admire the view.

Approached via a long driveway at the front of the house, vehicular access is also available to the rear of the plot via Ashleigh Lane (a no through lane) which gives way to additional parking and a double garage.

If you follow Ashleigh Lane to the end, a footpath then leads through to Lye Lane and then directly onto Cleeve Common.

## Property Information

**Tenure:** Freehold.

**Guide Price:** £xx

**Services:** All mains services are connected. Super fast fibre broadband is also available.

**Local Authority:** Tewkesbury Borough Council

**Council Tax:** Band G

**EPC:** C

**Directions:** Postcode: GL52 3QE

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area  
335 sq.m / 3,618 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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**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.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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