



ROWAN HOUSE, SOUTHAM

Cheltenham, GL52 3PB



BEAUTIFUL DETACHED HOME WITH COUNTRYSIDE VIEWS

Rowan House is an attractive detached home occupying a generous plot of around 0.6 acres, positioned quietly within Southam and benefitting from expansive views of the surrounding countryside.



Local Authority: Tewkesbury Borough Council

Council Tax band: G

Tenure: Freehold

Guide price: £1,395,000



CHARACTER COMBINED WITH CONTEMPORARY FEATURES

Exposed beams, deep-set leaded windows and stone fireplace, paired with a neutral palette, give Rowan House a refined, yet light and contemporary feel.

At the heart of the home lies an impressive kitchen/breakfast room, fitted with bespoke shaker-style cabinetry, quartz work surfaces and a range cooker set within a chimney breast. This space flows naturally into the dining and garden areas, with French doors opening onto a terrace, ideal for entertaining. The principal living room is equally lovely, centred around a substantial stone fireplace with wood-burning stove. The dining room and family room provide direct access to the garden, and a separate study completes the downstairs accommodation.



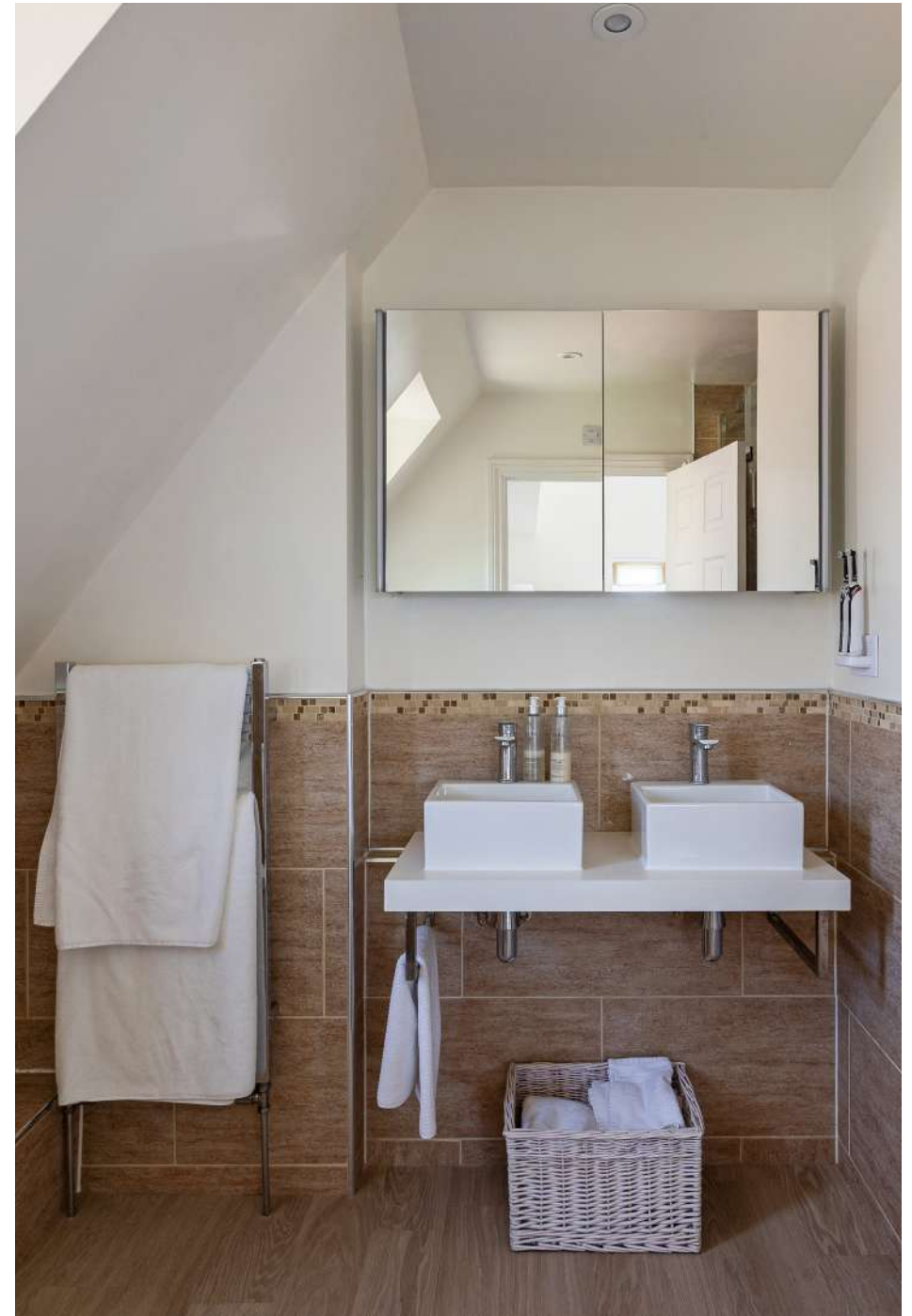






A SANCTUARY IN THE COMFORT OF YOUR OWN HOME

The first floor provides well-proportioned bedroom accommodation, including a superb principal suite arranged beneath a vaulted ceiling, creating a wonderfully airy and tranquil space. This room incorporates a dressing area, freestanding bath and further en suite shower room, creating an indulgent retreat.







AN INVITING AND WELL APPOINTED FAMILY HOME

The second bedroom, currently arranged as a cinema room, is generously proportioned and includes an en suite shower room. The remaining three double bedrooms enjoy views across the garden and are served by a well-appointed bathroom featuring a spa bath, ideal for family living.







RURAL LIVING ONLY 3.5 MILES FROM CHELTENHAM

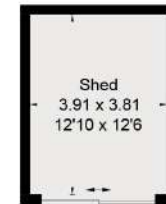
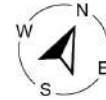
Externally, Rowan House is approached via a gravel driveway with ample parking and a double garage. The private gardens extend to around 0.6 acres, mainly laid to lawn with mature trees, a generous terrace for outdoor dining, and far-reaching views over open farmland to Bredon and Cleeve Hill.

Set on the lower slopes of Cleeve Hill, Southam is a historic village just north of Cheltenham, nestled between Cheltenham Racecourse and the Cotswold escarpment, an Area of Outstanding Natural Beauty. The village is home to Ellenborough Park Hotel and Spa, while nearby Prestbury offers a range of amenities including shops, pubs, and a primary school.





Approximate Floor Area = 272.2 sq m / 2930 sq ft (Including Garage / Excluding Shed)



(Not Shown In Actual Location / Orientation)

= Reduced head height below 1.5m



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110571

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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