




# BROOKFIELD HOUSE

Prestbury, GL52 3NF



## BROOKFIELD HOUSE

A handsome five-bedroom country home with extensive gardens and far-reaching views of the Cotswold escarpment.

   EPC  
5 4 2 D

Local Authority: Tewkesbury Borough Council  
Council Tax band: G  
Tenure: Freehold

Guide Price: £1,750,000



## PERIOD CHARACTER MEETS MODERN COMFORT

Located in an enviable part of the village at the foot of the hill, Brookfield House is an attractive detached family home that seamlessly blends period character with modern comfort.

Extending to just over 3,000 square feet (excluding outbuildings), the property offers naturally light and superbly proportioned living across two floors with views over the south facing garden on one side and up to the escarpment on the other.





## GENEROUS LIVING, INSIDE AND OUT

The ground floor is designed for both family life and entertaining, featuring a huge open plan sitting room with dual aspects and a formal dining room that leads through to the kitchen. Adjacent to the kitchen is a utility room and a versatile self-contained annexe which comprises a fifth bedroom, bathroom, kitchen and living space. Attached to the house, the annex could easily be used as part of the main house, alternatively as a home working space.

Upstairs, the house offers four large double bedrooms all of which have great views accompanied by three bath/shower rooms. The principal bedroom includes an en suite and built in wardrobes. The guest room has an en-suite whilst the other two double rooms use the stylish family bathroom.

Adding to its appeal, Brookfield House boasts extensive outbuildings, including a large garage, workshop, games room, and greenhouse – perfect for hobbies, recreation, or flexible use.

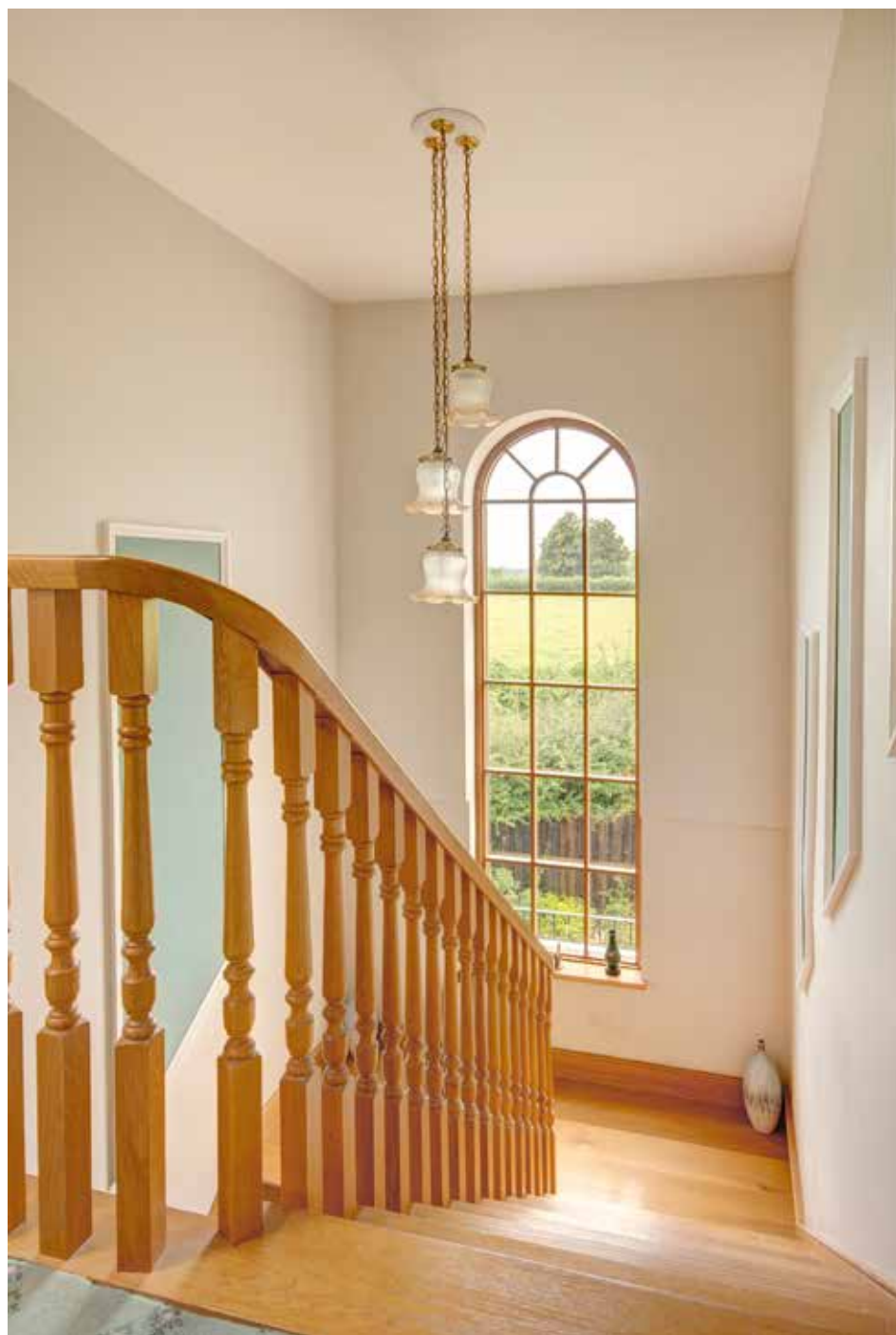




## EXPANSIVE GARDENS AND VERSATILE SPACES

The property is very private, gated and approached via a sweeping driveway it has plenty of parking. Enclosed by mature boundaries, all set against the backdrop of uninterrupted views of Cleeve Hill, the landscaped gardens feature a babbling brook and wildlife pond, a vegetable garden with greenhouse, raised beds and a variety of fruit trees as well as extensive lawns and terraces, perfect for entertaining outdoor dining and relaxation.

Offering privacy and tranquillity while remaining well connected to Cheltenham and beyond, Brookfield House is an exceptional family home with space, character, and versatility.





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Including Outbuildings  
Approximate Gross Internal Area = 367.5 sq m / 3956 sq ft

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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