Knight Frank



EDGEHILL

Stanley Road, Cheltenham GL52 6PB



EDGEHILL
STANLEY ROAD, CHELTENHAM

An elegant and versatile family home in one of Cheltenham's most exclusive private estates



Local Authority: Cheltenham Borough Council

Council Tax band: G

Tenure: Freehold

Guide price: £3,750,000



KITCHEN

Edgehill is an impressive detached home offering nearly 5,000 sq. ft. of carefully planned accommodation over multiple levels and has been designed by the present owners to accommodate a variety of needs including wheel chair friendly access, a four person lift and eco-friendly finishes creating a house that blends the family home with the outdoor living spaces.

Upstairs, the ground floor boasts a grand kitchen/dining room (35'3" x 27'8") that serves as the heart of the home, flooded with natural light and offering views over the garden and heated swimming pool.

A formal living room (23'7" x 13'11") connects to the kitchen, providing an elegant space for intimate or formal entertaining.




HOME





BEDROOMS

The principal bedroom suite is thoughtfully situated on this floor, offering an impressively proportioned bedroom with stunning views, a well-appointed dressing area designed for ample storage and convenience, and a luxurious ensuite that provides a private, spa-like retreat.

Additional accommodation includes a study, two further bedrooms, a family bathroom, utility/drying room, and cloakroom/WC.







DOWNSTAIRS LIVING

A lift connects all floors for ease of access, and ample storage is provided throughout, including a large lower ground store and ground floor linen closets, reflecting an integrated design that balances open-plan living with private family zones.

The lower ground floor of Edgehill features a spectacular family room measuring approximately 32’7” x 29’6” (9.9m x 9.0m), offering a vast space for entertaining or relaxed family living, alongside a spacious kitchen/bar area (24’5” x 15’2”) ideal for informal gatherings and seamless indoor-outdoor flow.

This level also includes two bedrooms with a shared bathroom, a lift lobby, and a large storage room.





OUTSIDE

Leisure amenities are exceptional, with a separate gym building beside the pool, complete with a sauna and shower facilities, while the pool itself is designed for year-round use with modern controls and an insulated cover.

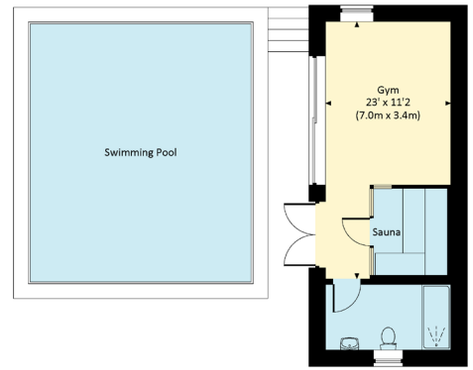
Outside, the property benefits from a spacious driveway with a private entrance, providing parking for multiple vehicles. The rear garden is predominantly laid to lawn, enclosed by perimeter fencing, and offers exceptional views that can be appreciated from various rooms in the house. A beautiful terrace surrounds the outdoor swimming pool, with convenient access to a gym, changing room, and sauna, creating an ideal space for relaxation and entertaining. The swimming pool is heating via an air source heat pump and features a natural filter system with thermal gain cover to retain heat.



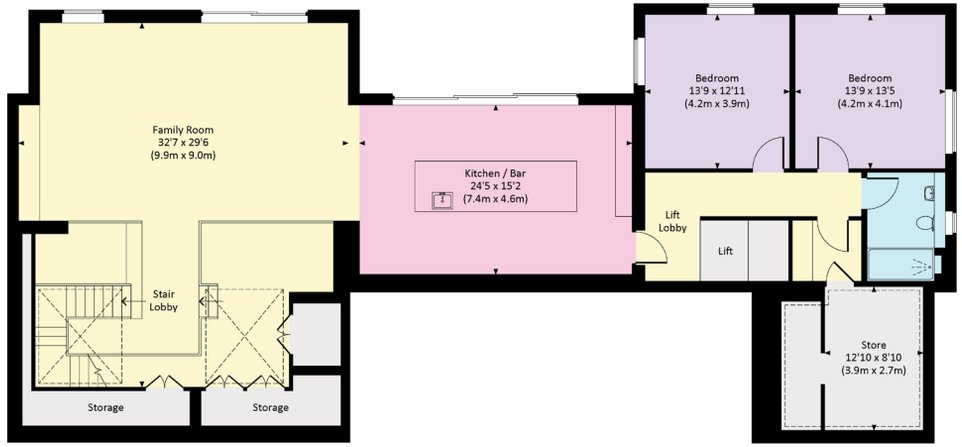




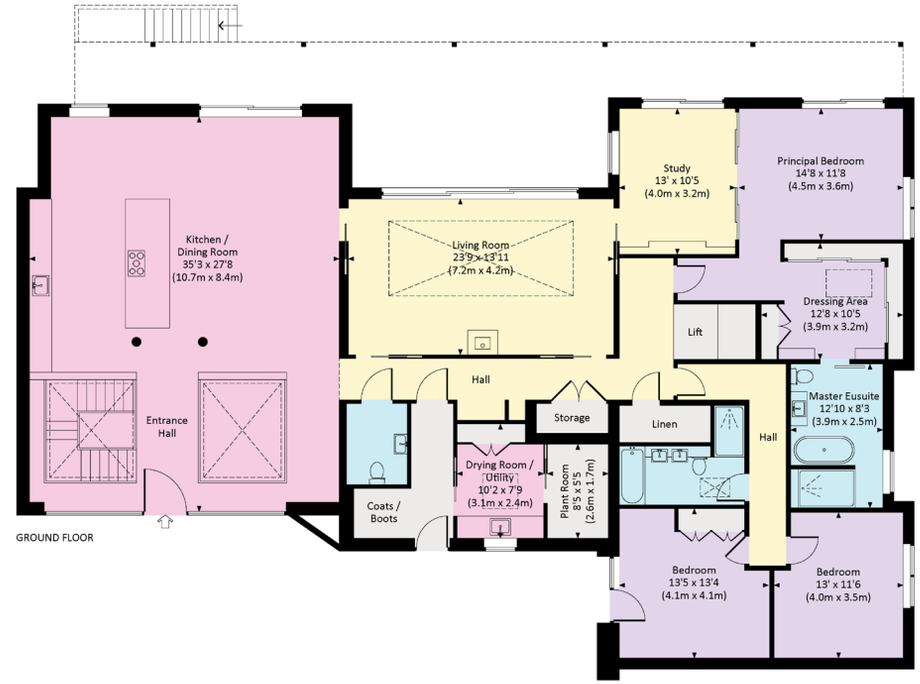
Approx. gross internal area 4969 Sq Ft. / 461.6 Sq M.
Approx. gross internal area 5130 Sq Ft. / 476.6 Sq M. Inc. Restricted Height
Approx. gross internal area 5594 Sq Ft. / 519.8 Sq M. Inc. Outbuildings







LOWER GROUND FLOOR



GROUND FLOOR

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.

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