



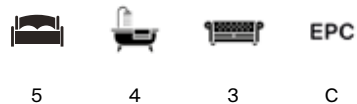
THE SQUARE HOUSE

Cleeve Hill, GL52 3PX



AN OUTSTANDING CONTEMPORARY HOME WITH A DETACHED ANNEX

Set on the upper slopes of Cleeve Hill and enjoying breath taking, far-reaching views.



Local Authority: Tewkesbury Borough Council

Council Tax band: G

Tenure: Freehold

Guide price: £1,750,000



EXCEPTIONAL SPACE IN A PANORAMIC SETTING

Extending to over 4,000 sq ft, The Square House is a striking, architecturally designed residence positioned to capture some of the finest scenery in the Cotswolds. Arranged over three floors and complemented by a detached annex, this unique home effortlessly blends modern luxury with practical, versatile living spaces, all within an exceptional panoramic setting.

The Square House represents a rare opportunity to acquire a high-specification contemporary home in one of the Cotswolds' most elevated and scenic positions, combining design-led living with flexibility and income potential in a truly exceptional location.









THOUGHTFUL DESIGN AND FLEXIBLE ACCOMMODATION

The property is approached via a wide, recessed porch leading to the raised ground floor, where an impressive entrance hall with a vaulted ceiling creates an immediate sense of light and space. This level has been thoughtfully designed for contemporary living, incorporating a useful utility area and cloakroom. From here, the accommodation flows seamlessly into a spectacular open-plan kitchen, breakfast and sitting room, forming the true heart of the home and an ideal space for both everyday family life and entertaining. Expansive glazing floods the interior with natural light and provides direct access onto a generous sun terrace, from which uninterrupted views stretch across Nottingham Hill, the Severn Vale and the dramatic Cleeve Hill escarpment.

Further accommodation on this floor includes a cosy snug or informal sitting room, offering a more intimate retreat, together with an adjoining orangery that serves as a superb dining area, perfectly suited to larger gatherings. There are also two double bedroom suites on this level, one of which is currently arranged as a study, providing flexibility to suit a variety of lifestyles.







A REFINED PRINCIPAL SUITE WITH ROOF TERRACE

Occupying the entire first floor and accessed via a striking glass staircase, the principal suite forms a private and luxurious sanctuary. It comprises a spacious sitting room with direct access onto an expansive rooftop terrace, a generous double bedroom and a stylish ensuite bathroom, all designed to make the most of the remarkable elevated position.

The lower ground floor adds further versatility and practicality to the home, incorporating a second reception hall, a store room and a boot room. In addition, there is a potential extra bedroom alongside a further double bedroom suite, which also provides access to the plant room, housing the controls and associated equipment for the solar photovoltaic system and air source heat pump, which provide energy-efficient and sustainable power and heating throughout the property.



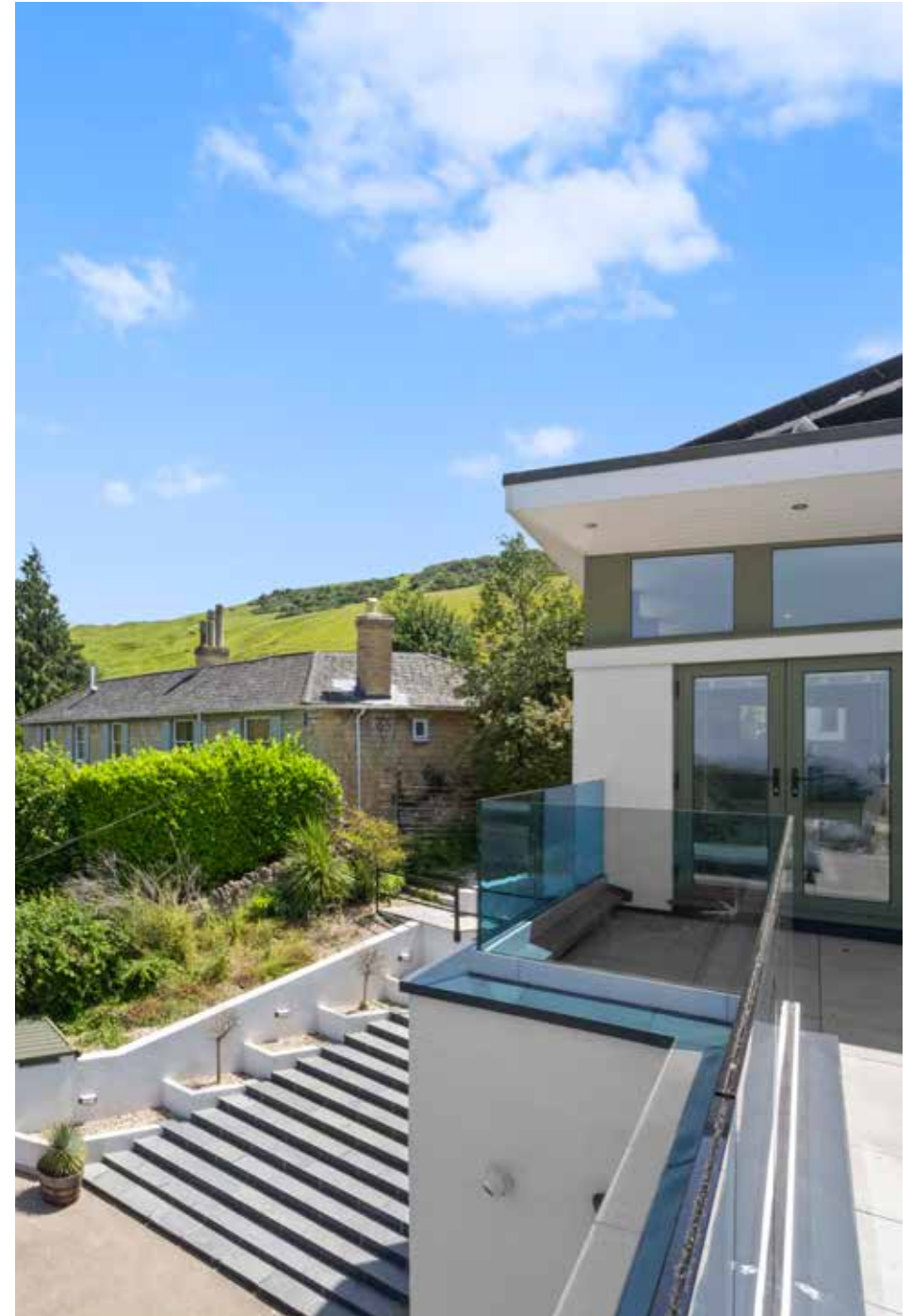




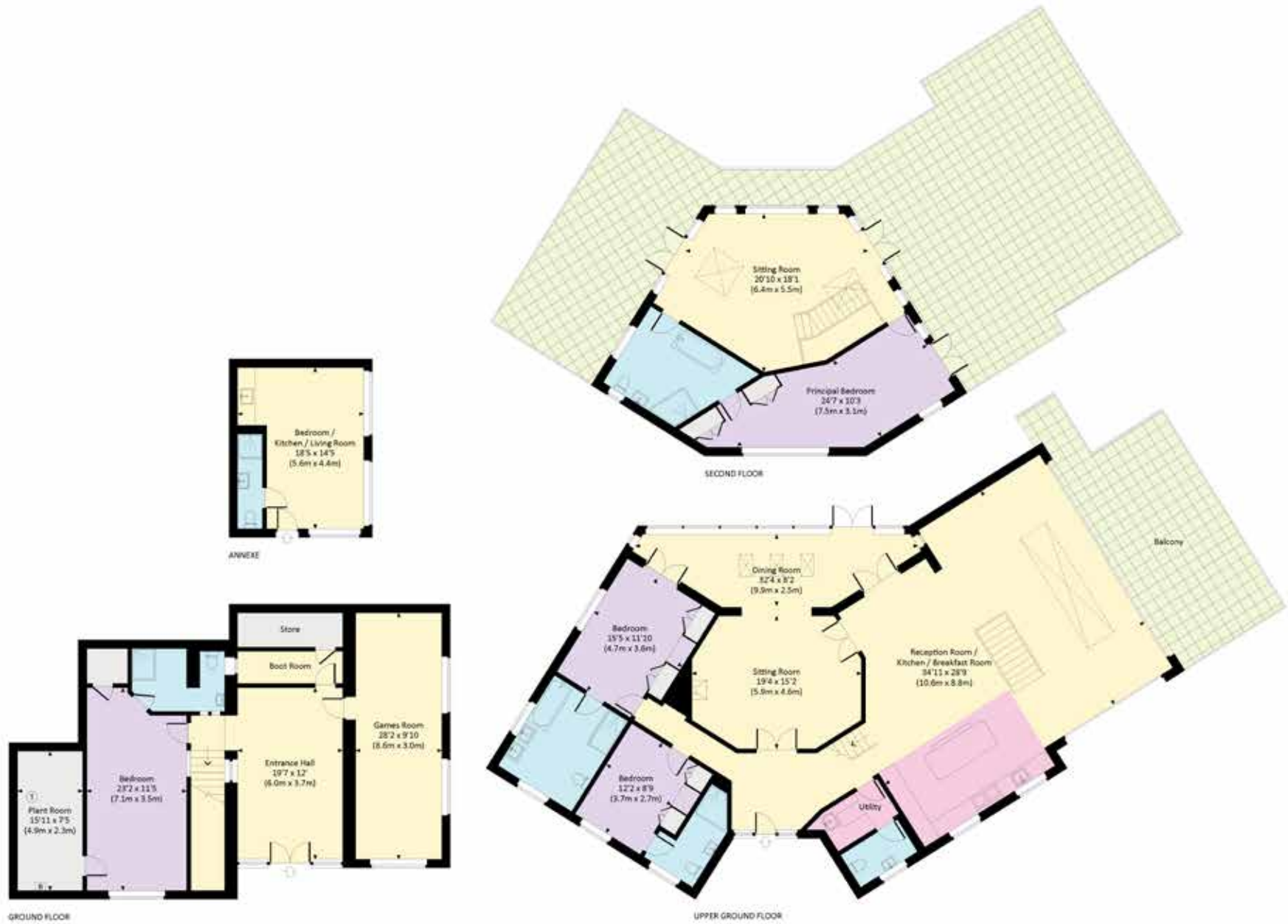
A SELF-CONTAINED ANNEX WITH OPPORTUNITY

Complementing the main house is a detached annex, currently utilised as a successful AirBnB. The space includes a large bedroom and sitting area, a kitchenette and a shower room, and, owing to its location adjacent to the Cotswold Way National Trail, it provides an ideal stopover for walkers and visitors, as well as offering excellent income potential or independent guest accommodation.

Externally, the property is enclosed by attractive Cotswold stone walling and benefits from a generous parking area with space for approximately five to six vehicles. The gardens have been designed for ease of maintenance, with areas of lawn complemented by well-stocked borders that enhance the overall setting.







Approx. gross internal area 4230 sq ft / 393.0 sq m
 Approx. gross internal area 4496 sq ft / 417.7 sq m Inc. Annex

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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