



Stockwell Rise, Cleeve Hill, Cheltenham, Gloucestershire, GL52 3PR

£1,300,000

DESCRIPTION

Stockwell Rise is quite simply a beautifully presented five bedroom, individually designed detached residence built approximately 15 years ago with flexible accommodation (nearing 3,500 sq ft) arranged over five levels. Many of the rooms have stunning views over the landscaped gardens to Cheltenham, the Malvern Hills and the Black Mountains on a clear day.

The property is situated on a good size plot, nestled on the upper slopes of Cleeve Hill which is often described as "the gateway to the Cotswolds" commanding the highest point in the Cotswold hill range and in the County at 1,083 feet (330 meters). A short walk will take you to the heart of Cleeve Common, which forms part of the 'Cotswold Way', an area of outstanding natural beauty.

A short drive will take you to, two of the most beautiful Cotswold villages of Winchcombe (3.2 miles) and Broadway (11.4 miles), which provide excellent shopping and recreational facilities.

CHELTENHAM

The Regency town of Cheltenham is approximately 4.5 miles away with its excellent choice of schools to include Cheltenham Ladies College, Cheltenham College (co-ed), Dean Close and St Edwards.

Cheltenham is known for its Regency buildings and period features dating back to the 18th and 19th Centuries. Various annual events attract visitors to include the Science, Jazz and Literature festivals and not forgetting The Cheltenham Festival at the Racecourse.

GROUND FLOOR

The accommodation comprises a welcoming reception hall with impressive wide stairs and

balustrades to all floors and complimented by reception rooms to either side, a cloakroom with WC and a utility room with side access to the front and rear gardens.

KITCHEN/DINING ROOM

A few steps lead down to an open plan kitchen/breakfast and family room providing the main 'hub' to the house. Double doors lead from both rooms to a wonderful, west facing decked area - a perfect place to entertain guests, enjoy al fresco dining, the views and watch some fabulous sunsets.

KITCHEN VIEW

A further view from the kitchen with double doors leading on to the decked area and views.

FAMILY ROOM

The family room is beautifully presented with a fitted feature gas fire and full length windows and doors to the rear elevation leading on to the decked area and views

FIRST FLOOR

The first floor accommodates the master bedroom suite with an en suite bathroom and a further sitting room, both with doors opening on to a balcony with the same stunning views.

SPLIT LEVEL FIRST FLOOR

There is a principal bathroom for family and guests and two double bedrooms, one benefitting an en suite shower room.

SECOND FLOOR

On the second floor are two split level bedrooms, one with its own en suite bathroom.

OUTSIDE

The property is approached from Cleeve Hill down a part shared driveway leading to private electric five bar gate opening to parking and turning area for several cars and the double garage with electric up and over door. The gardens lie to the rear of the property and have been beautifully





landscaped with many mature trees, flower and herbaceous borders. Steps lead down from the raised deck to a level lawned area with further steps continuing onwards to a wild flower meadow housing a brick built garden shed to the side. The gardens offer a good degree of privacy whilst taking advantage of the stunning views. In all about 0.7 acres.

DECKING AREA

A wonderful raised decked area with a sunken hot tub to enjoy the outstanding views.

ADDITIONAL INFORMATION

Tewkesbury Borough Council Tax Band H. All mains services are connected.

DIRECTIONS

Take the A435 Evesham Road from Cheltenham and continue past the racecourse. At the traffic lights go right onto Southam Lane. At the T Junction, turn right and then immediately left onto Cleeve Hill Road. Continue up past the Rising Sun where the property can be found on the left.

Viewing strictly by appointment through Peter Ball & Co

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		71	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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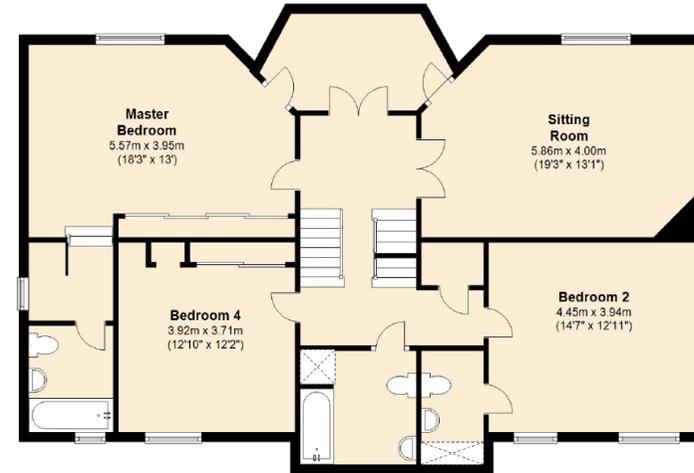
Ground Floor

Approx. 142.3 sq. metres (1531.6 sq. feet)



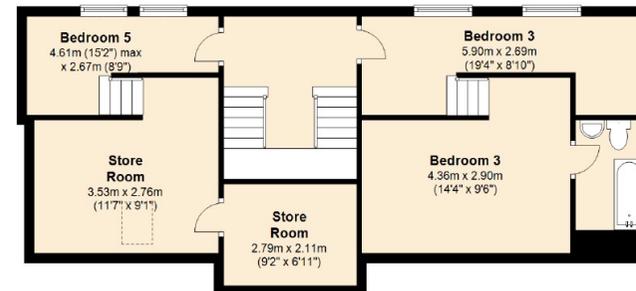
First Floor

Approx. 117.4 sq. metres (1263.3 sq. feet)



Second Floor

Approx. 63.8 sq. metres (687.1 sq. feet)



Total area: approx. 323.5 sq. metres (3482.0 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.

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