

# FAIRLAWNS HOUSE

CLEEVE HILL, CHELTENHAM, GL52 3PR



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KINGSLEY  
EVANS





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A VERY SPECIAL, DETACHED FAMILY HOME WHICH HAS BEEN ARCHITECTURALLY  
DEIGNED ENTIRELY FOR ITS PLOT AND FAR-REACHING VIEWS.

***Features:***

- Sitting Room
- Kitchen/Breakfast Room
  - Office
  - Dining Room
- Master Suite with En Suite and Two Dressing Rooms
  - Guest Bedroom with En Suite
  - Two Double Bedrooms
    - Bathroom
    - Garden
- Secure Parking
- Two Garages
- Lovely Views



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DESCRIPTION

Fairlawns House is a home designed entirely for its view, standing in an elevated position that blends discretely into its plot which drops down to areas of level lawn. This is a home of two halves and as such, is a particularly interesting structure having had an architecturally designed extension added to the original house. The accommodation follows a split-level plan of approximately 2,899 Sq Ft which has allowed for versatile bedroom and living space.

The internal living area has been designed to take in the front aspect of the plot, facing the garden, which has allowed an exacting approach to light and space, with a focus on the raised balcony and decked terrace that each room on this level has access to. The hallway introduces the home office to one side and a kitchen to the other. The kitchen itself is fitted with a range of units and appliances, a breakfast bar divides this space to an area for a table ideally positioned to overlook the gardens. From here, a door opens to a dining room with a central hallway that introduces a sitting room, a charming room which has sliding doors out to the glass balcony. The master suite occupies the westerly side of this floor, it has two dressing rooms and a luxury en suite bathroom, as with the sitting room the views and sunsets from here are exceptional.

A short run of stairs leads down to a bedroom and en suite shower room on garden level. Whilst being part of the main accommodation, this bedroom has its own front door and hallway, which would make an ideal space for guests or live in au pair. Its wide window establishes views of the garden.

Two further double bedrooms and a newly fitted bathroom are positioned in the original part of the house above the reception rooms.

OUTSIDE

Overlooking what is undeniably some of the best views that Gloucestershire has to offer, Fairlawns House is encircled by a well-established garden, offering a peaceful retreat to this wonderful home. The grounds are lovely and set out on two tiers. Well stocked, with perennials, bushes, hedges and mature broad-leaved trees provide ever-changing hues that line the areas of level lawn. To the front of the house is a large driveway which is accessed from the pretty lane leading to two garages.



SITUATION

Positioned on a discreet drive at the top of the hill, opposite the entrance to Cleeve Common, Fairlawns House overlooks a panoramic vista of Cheltenham and nearby villages to as far as The Malvern Hills. Cleeve Hill has become an extremely sought after place to live over recent years. It is recognised for having some of the best walking and riding countryside in The Cotswolds. Whilst semi-rural, it is well placed for easy accessibility to the villages of Woodmancote and Bishops Cleeve, two popular communities offering excellent day to day amenities. Also, within a short commute is the sought-after town of Winchcombe, this buoyant market town offers comprehensive facilities and some excellent places to eat. Within a stroll of the property is the beautiful Ellenborough Park with its glorious grounds, restaurants and Spa. The Regency spa town of Cheltenham is within five miles, a centre for education it offers a wide range of schools including The Cheltenham Ladies' College, Cheltenham College and Dean Close. As well as superb educational facilities the town is well known for the many literary and music festivals that it holds as well as the cricket and National Hunt festivals. There is easy access to the M5 and the M4 via the A417/419, with a train

service to London Paddington from Cheltenham Spa station.

SERVICES

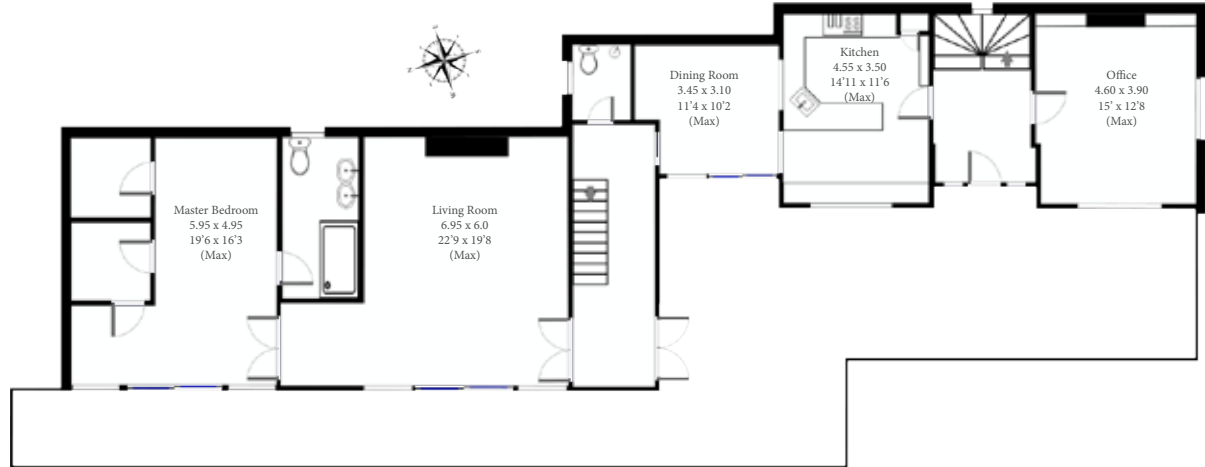
All mains services are connected





**Fairlawns House**  
**Aproximate GIA**  
269 Square Metres  
2899 Square Feet

Ground Floor



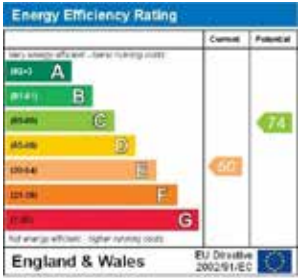
Lower Ground Floor



Second Floor



This plan is for illustrative purposes only, measurements are approximate and not to scale  
Outbuildings are not shown to scale or orientation  
Produced by Lightfall



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