



THE SQUARE HOUSE

Cleeve Hill, Cheltenham, GL52 3PX

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An impressive and contemporary home with an annex on the upper slopes of Cleeve Hill, commanding beautiful, far reaching views.

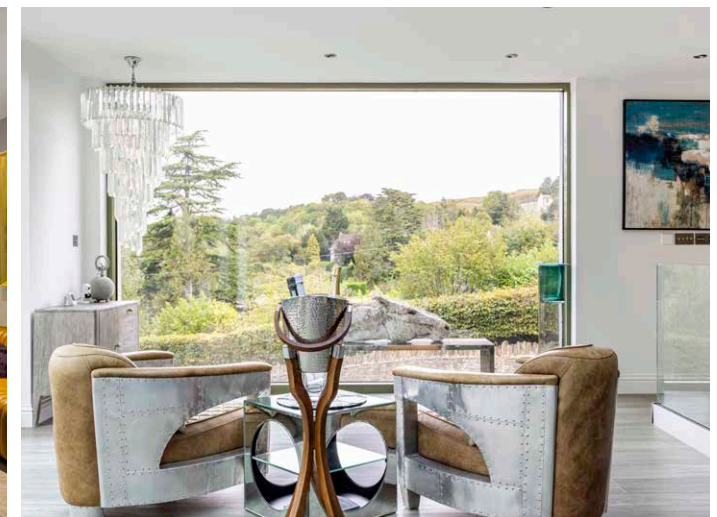
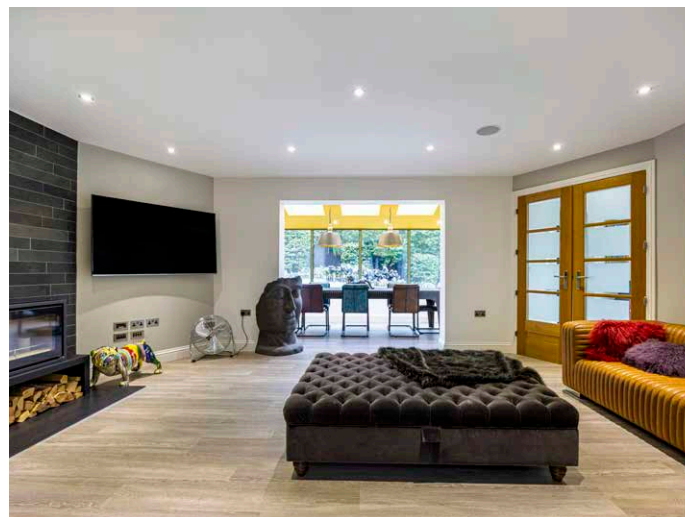
- Reception Hall
- Kitchen/Breakfast/
Sitting Room
- Sitting Room
- Dining Room
- Principal Bedroom
with En Suite
- Bedroom with
En Suite
- Three Further
Bedrooms
- Bathroom
- Annex
- Gardens
- Parking

DESCRIPTION

Extending to over 4000 Sq Ft, The Square House is an individual contemporary home nestled into a plot that enjoys some of the best views in The Cotswolds. Spanning over three floors with the addition of a detached annex, providing a superb opportunity for an Air BnB. This unique home combines modern luxury with a practical design to offer an unparalleled living experience all within a beautiful spot with panoramic views.

Approached through a wide, recessed porch that leads to the raised ground floor, the property opens to a spacious entrance hall with a vaulted ceiling. The hallway includes a useful utility area and cloakroom and from here, the layout flows seamlessly into a spectacular open-plan kitchen, breakfast and sitting room, creating a lovely place for both family life and entertaining. Large windows flood this area with natural light whilst providing access to a generous sun terrace, enjoying views towards Nottingham Hill, the Severn Vale, and the striking Cleeve Hill escarpment. On this level, additional accommodation includes a versatile snug or informal sitting room, offering a more intimate setting, and an adjoining orangery/dining room, ideal for family gatherings. Additionally, there are two double bedroom suites, one presently used as a study.

Occupying the entire first floor and approached by an impressive glass staircase, is the principal bedroom suite, comprising of a



large sitting room, with access to a vast rooftop garden/terrace, a double bedrooms and an en suite bathroom.

On the lower ground floor is a second reception hall, with a practical store room, boot room, potential bedroom and a further double bedroom suite with a door to the plant room.

THE ANNEX

In addition to the main house, is a detached annex, presently used for an Air BnB comprising of a large bed/sitting room with kitchenette and shower room. Owing to its location, adjacent to the Cotswold Way National Trail, this makes a perfect stopover for walkers.

OUTSIDE

The property is bounded by high Cotswold stone walling, leading to a parking area for approximately 5/6 vehicles, whilst the gardens are low maintenance with areas of lawn bounded by well-stocked borders.

SITUATION

Positioned adjacent to the Cotswold Way National Trail, overlooking Cheltenham's prestigious racecourse, offering extensive walking, cycling and mountain bike routes, climbing and bridal paths all on the doorstep, Cleeve Hill is a hugely sought after location. Also within a stroll is the wonderful Ellenborough Park Hotel, Spa and restaurant and within a two-minute walk is the Rising Sun pub, known for its al fresco terrace that enjoys a beautiful vista. More broadly, Cleeve Hill is recognised for being the highest point of the Cotswold hill range and an ideal location for being central to some of the best that The Cotswold's has to offer. Nestled between Cheltenham and the sought after town of Winchcombe, it enjoys a semi-rural lifestyle yet accessible to both within a short drive. Winchcombe itself is thriving and offers some wonderful places to eat, some charming coffee shops, a well-stocked Budgens farm shop and boutique shops. A little beyond here is Broadway, a renowned Cotswold town that further offers excellent restaurants and hotels options, including The Fish, Dormy House, Foxhill Manor and The Lygon Arms. 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.

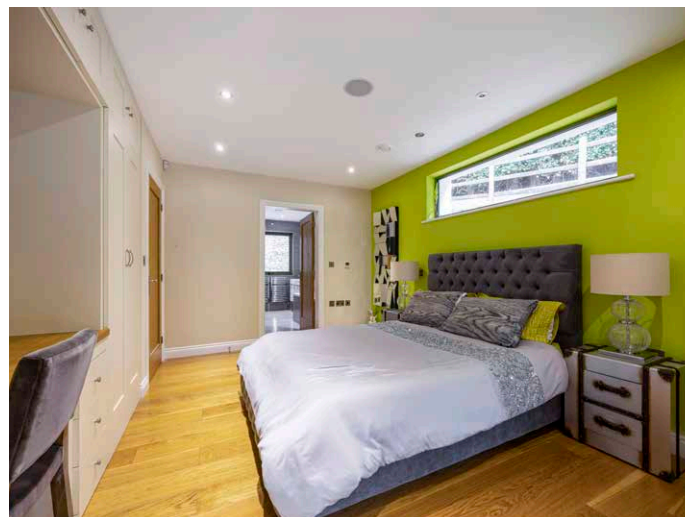
GENERAL INFORMATION

Mains water, gas, electricity.

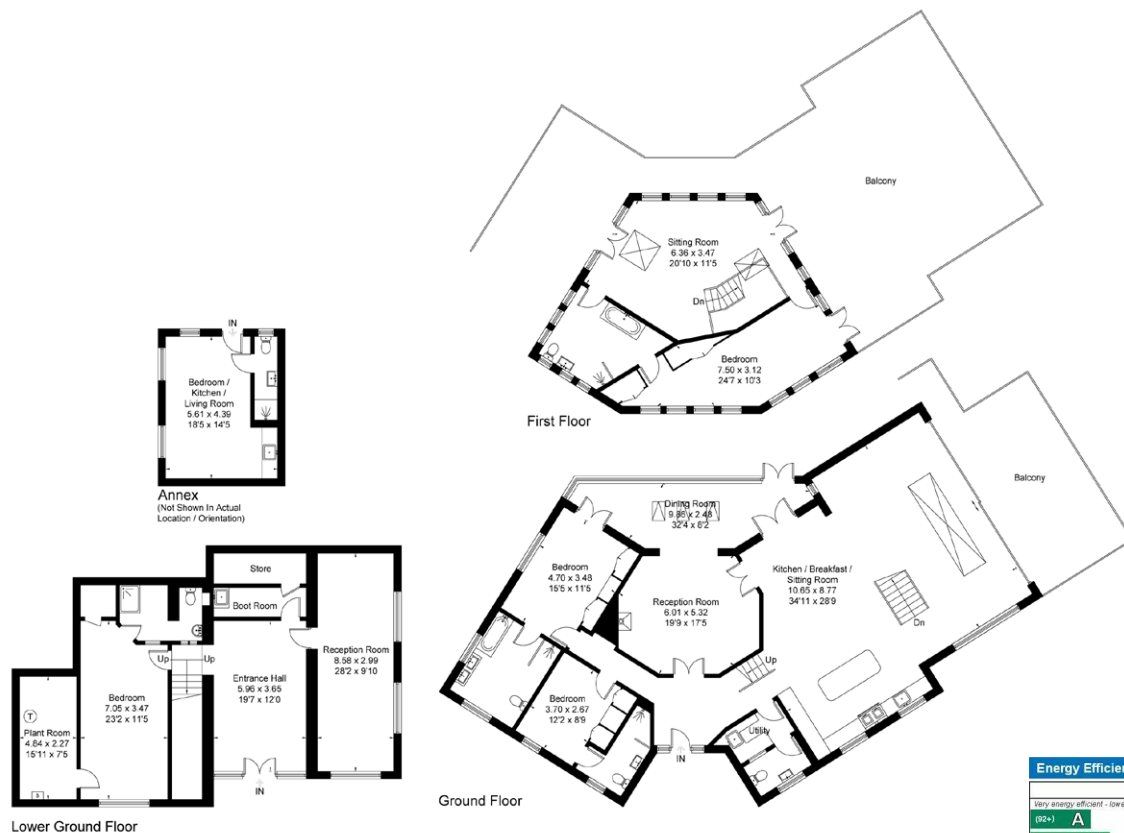
The property benefits from an air sourced heating system, Airflow System and solar panels.

Tewkesbury Borough Council

Tax Band G



Approximate Area = 388.8 sq m / 4185 sq ft
Annex = 24.7 sq m / 266 sq ft
Total = 413.5 sq m / 4451 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 326727

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

