



Hill House

Leckhampton Hill, Cheltenham, GL53 9QG

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A wonderful opportunity to acquire a substantial period home in grounds of c. 2 acres with outline planning permission for a detached bungalow within its grounds.

- Substantial detached home
- Currently arranged as seven apartments
- Over 8000 Sq Ft
- Outline planning permission for a detached bungalow
- Locally listed building
- Set in circa 2 acres

Occupying the most private and discreet of positions, Hill House is sheltered from the road behind mature parameters, immersed in its own plot of c2 acres enjoying elevated, panoramic views.

Hill House is believed to date back to the 1850's and whilst not listed it is regarded as a Building of Local Interest.

Handsome and imposing, the property is currently arranged as 7 apartments, having once been one residential dwelling, it provides an excellent opportunity for a buyer to convert this property back to its traditional structure as a grand house on a wonderful scale in one of the best settings in Cheltenham.

Hill House enjoys a picture perfect vista from inside the house and from the extensive grounds. Stone Gables open to reveal the house and driveway, sweeping around to the front and to the parking for multiple vehicles.

The entire plot is enclosed by its own gardens, with areas of formal lawn interspersed with patio terraces and well-stocked borders making a haven for families to play and enjoy in a space that is private and mature.

Outline planning permission has been granted for the construction of one low-level dormer bungalow with a private access drive within the grounds of Hill House. Cheltenham Borough Council ref 25/00226/OUT.



Approximate Area = 752.0 sq m / 8094 sq ft
 Outbuilding = 13.6 sq m / 146 sq ft
 Total = 765.6 sq m / 8240 sq ft
 Including Limited Use Area (4.1 sq m / 44 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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