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## THE BEECHES

Petty Lane, Cleeve Hill, Cheltenham, GL52 3PW

# THE BEECHES

PETTY LANE, CLEEVE HILL, CHELTENHAM, GL52 3PW

*A very special, detached family home which has been architecturally designed entirely for its plot and far-reaching views.*

- Sitting Room
- Kitchen/Breakfast Room
- Dining Room
- Master Suite with En Suite
- Guest Bedroom with En Suite
- Two Double Bedrooms
- Bathroom
- Powder room
- Garden
- Secure Parking
- Double Garage
- Splendid Views

## DESCRIPTION

The Beeches is a home designed entirely for its view nestled in an elevated position that blends discretely into its plot which drops down to areas of lawn. The area is nationally designated as 'an area of outstanding natural beauty'. Architecturally designed in 2000, for the current and only owners, with the vision for a contemporary home that follows the clean lines of a single storey building yet internally, the split level cleverly separates the bedrooms to the living area making the practical layout conducive to all genres.

From the front entrance, a lobby with double glazed doors to a bright and spacious hallway which introduces the accommodation and as you enter the house the square footage unfolds and there is an immediate sense of quality and interest.

The master bedroom with en suite shower room has fitted wardrobes, and a guest bedroom, with en suite shower room and fitted wardrobes. There are two further bedrooms, one of which the current owners use as a study, both share a family bathroom.

Off the inner hallway is a powder room and a short set of stairs leads down to the magnificent living space with a breath-taking views to as far as The Welsh mountains and the Malvern Hills. The principal rooms have been designed to take in the front aspect of the plot, facing the professionally designed landscaped



gardens which allows for the room to be filled with natural light with a focus on the front gardens and raised terrace. The sitting room is undeniably the best space with two sets of French double doors leading to the outside, with a fireplace as a focal point.

The kitchen fitted with a range of smeg integral appliance and leads to an open plan dining room, making it an excellent space to entertain with open doors onto the top terrace.

A utility and storage room with washer/dryer, undercounter fridge, a floor standing freezer, wall and floor cabinets has direct access to the garden.

#### OUTSIDE

Overlooking what is undeniably some of the best views that this area has to offer, The Beeches is encircled by a well-established professionally designed 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.

Sitting on its plot the house occupies a private position with a large driveway which is accessed from the Pretty Lane to a large parking area, double garage with a workshop to the rear which could make an excellent office or home gym.

#### SITUATION

Positioned on a discreet lane at the brow of the hill, nearly opposite an entrance to Cleeve Common, The Beeches overlooks a panoramic vista of nearby villages to as far as the Welsh mountains and 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. A short drive to 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.



**Approximate Gross Internal Area 2632 sq ft - 245 sq m**

Ground Floor Area 2142 sq ft – 199 sq m

Garage Area 490 sq ft – 46 sq m

