

# BERRYHEAD

Cleeve Hill, Cheltenham, GL52 3QB



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A DETACHED HOME OF ABSOLUTE DISTINCTION AND SIZE SIGNIFICANTLY RENOVATED AND EXTENDED TO CREATE ONE OF THE BEST AND MOST BESPOKE HOMES WITHIN THE COTSWOLDS ENJOYING EXCEPTIONAL AND UNRIVALLED VIEWS.

**Ground Floor:**

Reception Hall • Kitchen/Dining/Family Room • Sitting Room • Dining Room • Study • Gym and Sauna • Cinema Room • Utility

**First Floor:**

Guest Bedroom with En Suite and Dressing Room • Two Further Double Bedrooms with En Suites

**Upper Floor:**

Principal Bedroom with En Suite and Dressing Room

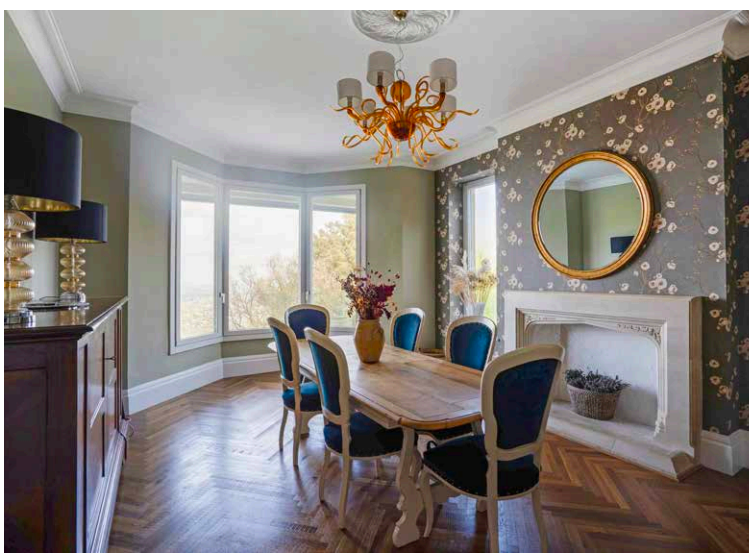
**Outside:**

Mediterranean Terrace for Outside Dining • Wraparound Balcony and Terrace • Resistance Pool • Gardens • Double Garage • Parking

**DESCRIPTION**

Berryhead occupies arguably the best position of any house on the hill, elevated above its grounds with a private gate on to Cleeve Common and only a mile from Prestbury's charming centre. Originally built in early 1900's, it has been imaginatively transformed by the current owner to create a home that effortlessly combines old with new having been the subject of a comprehensive restoration programme with two modern extensions. The façade is a contrast of mellow stone with expansive glazing that fosters constant connection to the panoramic views and landscaped gardens through picture windows and an extensive glass terrace.

Internally, the impressive scale and volume unfold immediately with the most beautiful entrance hall, defined by a double height ceiling, an elegant staircase and a picture stone mullion window to immediately capture the view. A series of dynamic, free-flowing living spaces form the reception rooms, and whilst open plan in part, they are defined areas for dining, reading, entertaining and relaxing. To one side of the entrance hall is the magnificent sitting



room with a stone surround working fire with sofas positioned against a picture bay window. A decorative fireplace divides this room to a well-appointed study area which has built in cabinetry and views over the landscaped Mediterranean style garden. A highly efficient kitchen adjoins these rooms, which, in warmer months, opens onto the terrace, providing a seamless fluidity between the inside and out. The kitchen itself is a bespoke Italian kitchen which has been beautifully designed with ample storage, high end integrated appliances and an oversized island. The dining area is flooded with natural light from the bi fold doors with a further space for relaxed seating. This entire room has been designed to face the view enhancing the overall feel of this very special space. To the other side of the entrance hall is a formal dining room with a picture bay window, also sharing the far-reaching vista, with a cinema room that nestles behind. An inner hallway links to the new extension, a glass and stone structure that offers a gym, sauna and shower room, this room opens on two sides to the outside terrace and swimming pool. Behind the gym is a utility with excellent storage and side access, ideal as a secondary entrance point. A useful and well furnished boot room can be found off the main entrance hall.

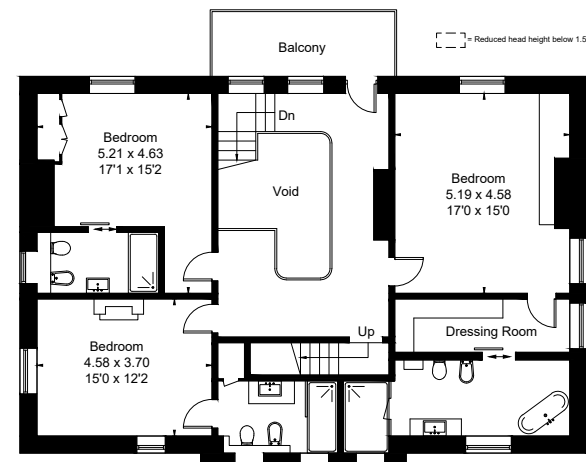
The original staircase is a showpiece connecting the ground and first floor levels, where three generous double bedrooms have been set around a wide galleried landing. The first-floor bedrooms are opulent, designed individually to provide private sanctuaries each with a luxury bathroom or shower room. The upper level houses a beautifully bright principal bedroom with the most stunning double bathroom to one side and to the other a well-appointed, dressing room with bespoke cabinetry. A real feature to the master bedroom is the window to the rear elevation which opens fully to draw in the view which is, without doubt, one of the best vistas of any property in Cheltenham, from the racecourse to as far as the Malvern Hills. To the front elevation are views over the Mediterranean garden, terrace and the foot of Cleeve Common.

**OUTSIDE**

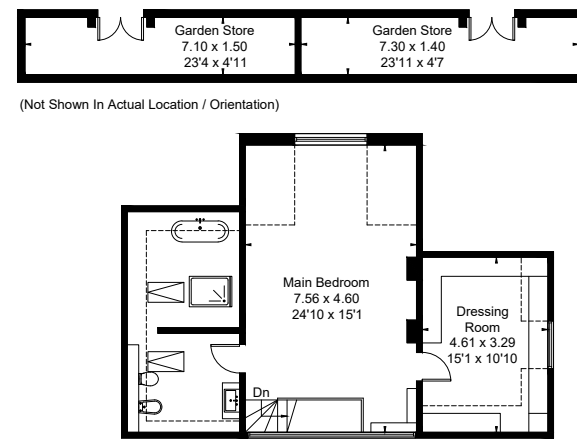
The grounds and views are an essential part of Berryheads overarching experience; a home that has been designed entirely for its plot. The unique position of the house and the orientation within its own curtilage enables both excellent privacy and wonderful vistas from the terraces and rooms at every level.



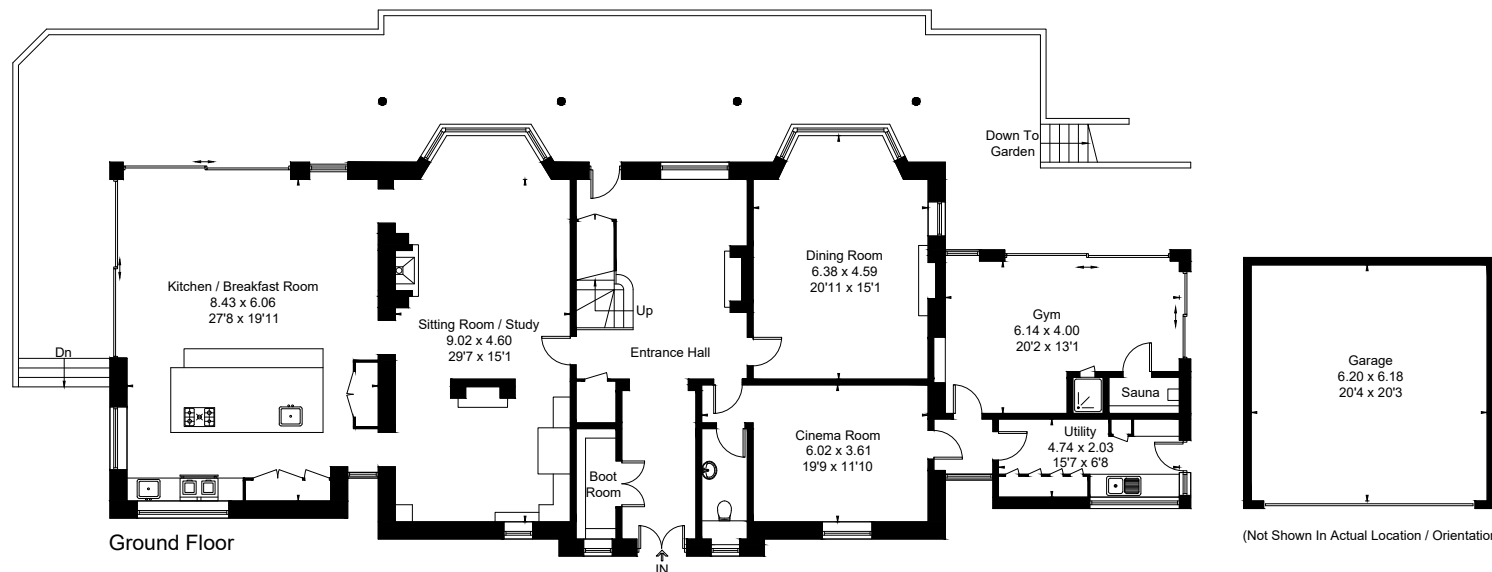
Approximate Floor Area = 424 sq m / 4564 sq ft  
 Outbuildings = 60.3 sq m / 649 sq ft  
 Total = 484.3 sq m / 5213 sq ft (Including Garage / Excluding Void)



First Floor



Second Floor



Ground Floor

(Not Shown In Actual Location / Orientation)

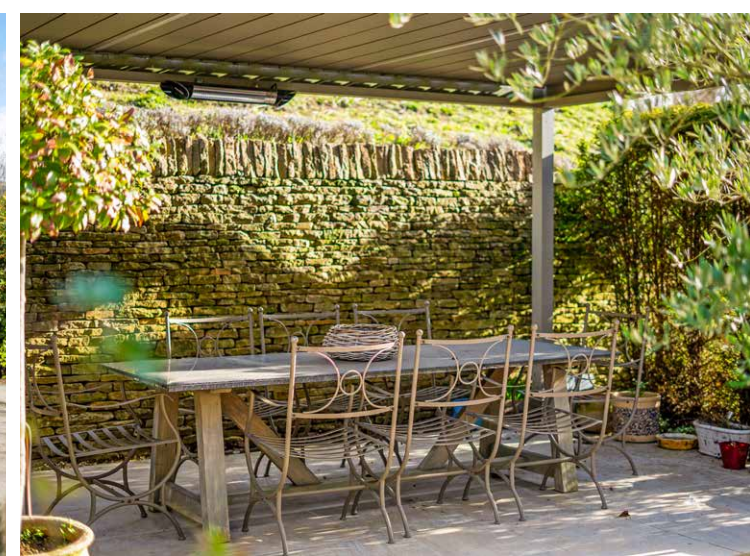
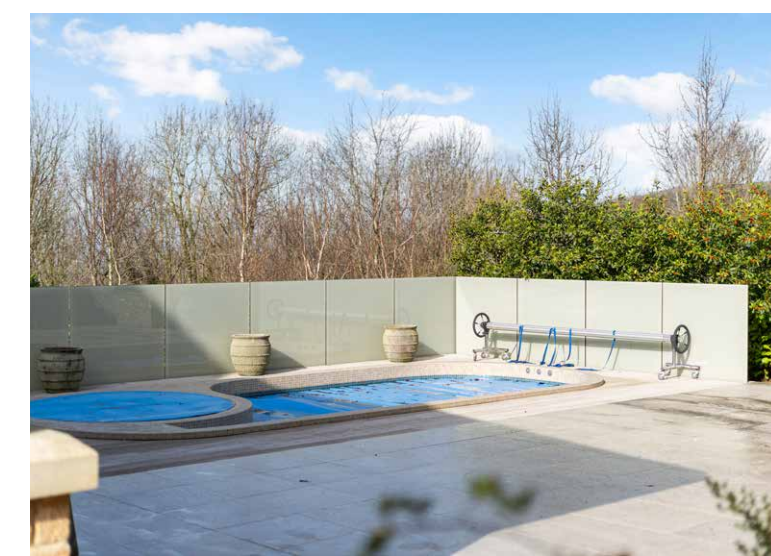
The gardens unfold as three distinct areas with an expanse of undulating lawn to the rear elevation and to the front, wildflower banks flank the driveway, where a double garage can be found, and a gate leading directly to Cleeve Common. The masterpiece is the terrace to the front elevation, expertly landscaped, this area has been recently finished by renowned designers Graduate Gardeners. With inspiration drawn from Italy, there is an innovative planting scheme giving a Mediterranean feel reminiscent of outdoor summer dining with a covered seating area, heated lamps and a BBQ. The current owners have recently added a resistance pool, close to the house and strategically placed to take in the far-reaching views. A terrace extends across the front of the house adjoining the living rooms, with plenty of space for outdoor seating also to capture perfect views across Cheltenham and beyond. Electric gates provide a secure entrance with a video entry system

**SITUATION**

Positioned adjacent to the Cotswold 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 walk 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.

**ADDITIONAL INFORMATION**

- Mains water, gas, electricity.
- Tewkesbury Borough Council
- Tax Band G



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