

# THE KNEELINGS

Dog Lane, Witcombe, Cheltenham, GL3 4UG



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A BEAUTIFUL COUNTRY HOME, SIGNIFICANTLY RENOVATED AND EXTENDED WITH A HOME GYM, HOME OFFICE, STABLES AND AN ACRE OF LAND ALL SET WITHIN THIS PRETTY VILLAGE A SHORT DRIVE OF CHELTENHAM.

**Ground Floor:**

Reception Hall • Cinema Room • Kitchen/Dining/ Family Room • Dining Room • Utility and Cloakroom

**First Floor:**

Three Bedroom with En Suites • Two Further Bedrooms • Bathroom

**Outside:**

Home Gymnasium • Kitchen Garden Area • Stables and Tack Room • Garages/Workshops • Home Office

DESCRIPTION

The Kneelings is a beautifully renovated and extended detached family home nestled in a large plot with extensive gardens and a paddock with stables. Situated at the top of this pretty hamlet, in a designated Area of Outstanding Natural Beauty, the property has the benefit of a hillside location that commands a panoramic view of the surrounding hills and valleys. Once a former farm cottage, the current owners have carried out a significant and intricate restoration all cleverly conceived to perfectly balance classic, features with a contemporary extension that has added to the square footage and enhanced the most wonderful living space, all whilst retaining the many original features that makes The Kneelings such a special and inviting home.

Inside, it is a home that unfolds. The entrance hall leads into the kitchen, breakfast, and separate family room with a vast expanse of glass that immediately captures the beautiful view not only of its own ground but the broader vista. The kitchen itself is designed for family life and entertaining, with bespoke units, an oversized breakfast island and quality appliances by Miele that provide the heart of this room with steps down to a large sitting room that opens to expansive terrace overlooking the acre of land and further views.

An inner hall offers a further space for seating and access to both the staircase and the cinema room. To the front of the house is a lovely partially open plan dining room, which can also be accessed from the main entrance. A cloakroom and utility room complete the ground floor accommodation.





There are five spacious bedrooms in total although they are currently arranged as suites with two of the bedrooms being used as dressing rooms, this flexible arrangement has been indulgently designed to suit the current owners requirements although these could revert to bedrooms with ease should someone wish. Three of the bedrooms have en suites including the principal bedroom having a luxury open bathroom

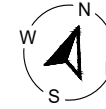
Witcombe sits between the centers of Gloucester and Cheltenham, which are 6 miles respectively, offering cultural facilities and exceptional schools in the state, private and Grammar sectors.

## SITUATION

Witcombe is a pretty village characterised by its open, countryside scenery and breath taking views of which Ingleside takes full advantage of. Whilst distinctively semi-rural, the village is within a short drive of excellent amenities including; a large supermarket in Brockworth; Shurdington, with its two public houses; and a little further to Leckhampton, a sought after village location which offers excellent day to day shopping, some wonderful places to eat and recreational facilities. Witcombe is extremely accessible, which has made it a sought after location, offering quick access to motorways networks, the M5 and M50 and the A417, Cirencester to Swindon.



Approximate Floor Area = 297.3 sq m / 3200 sq ft  
 Outbuilding = 133.3 sq m / 1435 sq ft  
 Total = 430.6 sq m / 4635 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(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	

Current: 70, Potential: 79

### IMPORTANT NOTICE

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## OUTSIDE

One of the appeals of The Kneelings is its south westerly setting and extensive gardens/paddock which provide the perfect backdrop for the property. The position is beautiful with outstanding views that cover 270 degrees of The Cotswold Escarpment, offering wonderful sun sets and rises. The detail given to the renovation of the interiors has also been considered outside with significant additions that include an exceptional detached gym, a large garden kitchen, and an expansive home office, a wonderful space that has a glass facade to take in the view of the grounds making it particularly appealing to work from home. It would also provide other usages including a treatment room, Pilates studio or a teenager's quarters. Next to this is a double garage which is used predominantly as a fully functional workshop along with an electric charging point. The addition of a yard, which offers two news stables and a tack room, opening to the paddock makes an excellent opportunity for anyone wanting to keep a horse at home or for a small holding, as there is a strong equestrian presence in the neighborhood. The entire plot is surrounded by established hedging and is both mature and private with a double entrance driveway and room for plenty of off-road parking.





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