

A row of traditional stone houses built on a hillside. The houses are constructed from light-colored stone with dark grey roofs. Some houses have dormer windows. The houses are surrounded by lush greenery, including bushes and trees. In the foreground, there is a paved road and a large green bush. The sky is blue with scattered white clouds.

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HOLLY BANK

Stockwell Lane, Cleeve Hill, GL52 3PU

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STOCKWELL LANE, CLEEVE HILL, GL52 3PU

A beautifully presented detached home in an enviable position with gardens, off road parking and a swimming pool

- Reception Vestibule
- Sitting Room
- Open plan Kitchen and Breakfast Room
- Dining Room
- Utility Room
- Four Bedrooms (Two with En Suites)
- Two Bathrooms
- Landscaped South Westerly Garden
- Off Road Parking
- Garage

DESCRIPTION

Holly Bank is an impressive period detached house forming part of an elevated country street scene of attractive homes. The house is presented in immaculate order, tastefully decorated, with wonderful classic features, complimented by modern additions that blend beautifully with the original character.

Over the years the house has been modernised and extended creating an idyllic family home within a lovely plot.

Set discreetly behind an attractive frontage and high hedging, access to the property is via an entrance hall to the front. There are three principal reception rooms, all generous in size. The double sitting room, with a wood burner, has doors opening to outside and as such enjoys a lovely outlook over the garden and swimming pool. The kitchen/dining room is a charming cottage style room with views to the front of the hose. Fitted with an extensive range of units and integrated appliances including a central island with a breakfast bar, it is the real hub of the house. A formal dining room connects the reception rooms, this is currently arranged as a home office and can be used as required.



There is a lovely flow of space throughout the house and on the first floor, arranged around a main landing, are four bedrooms. The master bedroom is beautiful room overlooking the front with fitted wardrobes and a modern en-suite bathroom. There is a guest bedroom with an en suite shower room, a second bathroom serves the remaining two bedrooms.

OUTSIDE

The setting at Holly Bank is one of privacy, with mature frontage that screens the property from the road. There is off road parking and a double carport to the side off the house. The gardens and swimming pool are an enviable feature to this lovely home, an established area of level lawn, the setting is charming.

SITUATION

Much of the charm of Holly Bank is due to its setting, positioned on the higher slopes of Stockwell Lane, a semi-rural position offering easy access to Cleeve Hill, An Area of Outstanding Natural Beauty, well known for its stunning walking and riding countryside. Within a short stroll is the village of Woodmancote, a popular community with an excellent local school, a pub, village hall and shop. It's sister village, Bishops Cleeve, offers a more comprehensive range of amenities including a doctor's surgery, supermarkets and some coffee shops and delis. The Regency spa town of Cheltenham is within five miles, a centre for education it offers a wide range of schools including 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.

SERVICES

All mains services are connected

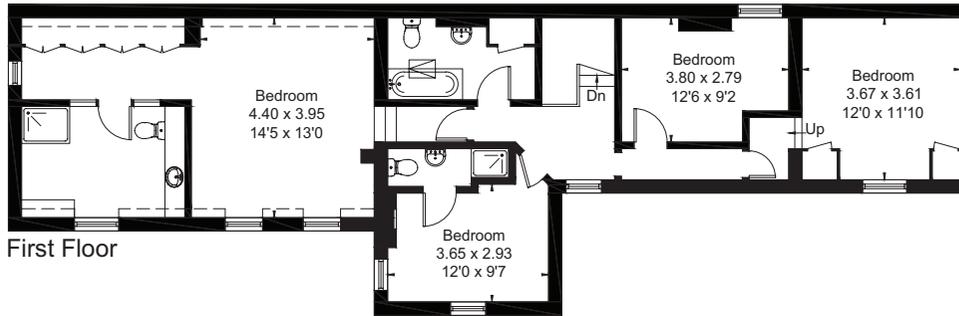
LOCAL AUTHORITY

Tewkesbury Borough Council



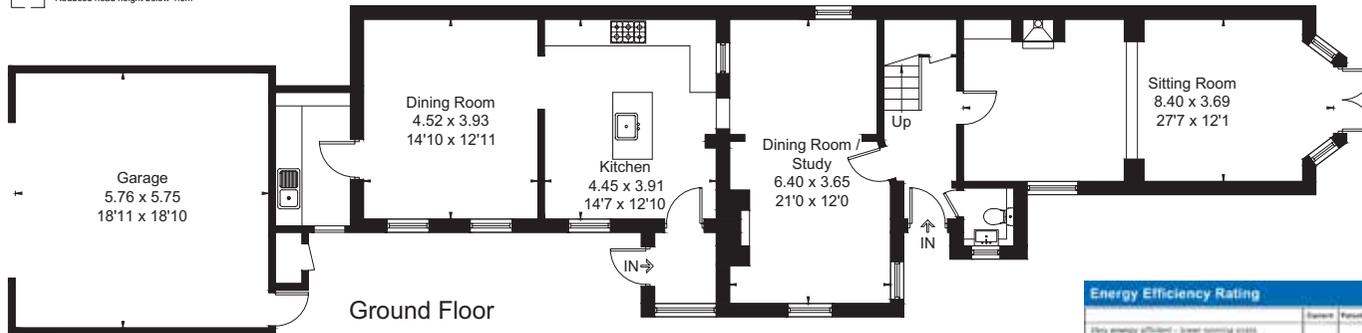
FLOORPLANS

Approximate Area = 204.5 sq m / 2201 sq ft
 Garage = 33.1 sq m / 356 sq ft
 Total = 237.6 sq m / 2557 sq ft
 Including Limited Use Area (2.7 sq m / 29 sq ft)

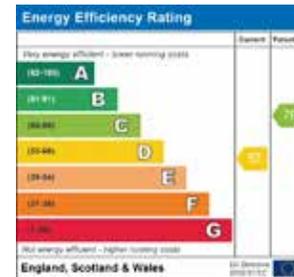


First Floor

= Reduced head height below 1.5m



Ground Floor



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